

2021 Update

Shire of Peppermint Grove

Local Heritage Survey



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1.0 Abstract

The Shire of Peppermint Grove has consolidated information for properties within its boundary and based upon available sources, both documentary and reliable anecdotal commentary through written accounts of early history and the development of the suburb into a neighbourhood. It is not complete and remains for the community to review and refine.

Peppermint Grove has from its outset been an address for some prominent and aspirational citizens, people who held office in government, or private sector, who lead in fields as diverse as education and research, medicine, pastoral, manufacturing and property development. Citizens who also made contribution to the arts either as patrons, or as sponsors for education and learning institutions lived in the suburb. Local traders and others lived and humbly served the local area. It has also been the home to critical thinkers and activists, people who influenced and shaped political and social policy not just in the local area but nationally and internationally. Everybody contributed to society in different ways.

Persons who conducted their affairs in private or in commercial spheres with the benefit, privilege and obligation to lead and set an example were often resident of Peppermint Grove. The bucolic setting of a leafy neighbourhood beside the Swan River, to one side Stirling Highway provides the comfortable home-base within which to nurture family life, and build useful enduring social and commercial networks.

Remaining homes and other remnants of this lifestyle attest to the values, the habits and achievements of many people who individually strove to lead and excel in their fields of interest. Recent development reflects similar values and motivation.

The story of these places informs the past and present identity of the suburb and became the story of *how* Peppermint Grove was made to be in many ways as R Pascoe describes it to be – WA's Capital Suburb.

2.0 Preface

The Shire of Peppermint Groves Local Heritage Survey replaces the former Municipal Heritage Inventory. Whereas the Inventory was constructed over many years, the creation of the Heritage Survey takes elements of the previous inventory, reviews the contents and reconciles different factual information, then restructures and converts it into a digital format, adding updated photographs and the site information

Residents of heritage listed properties in Peppermint Grove received a letter in 2018 advising of the preparation of a Heritage List and inviting comment, including information which would inform decisions about heritage significance. A number of residents responded to the council with feedback regarding their property and a Heritage List was prepared after a period of review and deliberation of comments.

In the course of the Heritage Listing exercise, questions were raised about the Heritage Inventory, its format and content accuracy. The construction of this Heritage List in 2019 – 20 took account of resident's feedback; checking facts against claims based on the received information then making changes where needed accordingly. Heritage architects were engaged to assess residents and specialist feedbacks, making their recommendations to the Shire prior to the adoption of the Heritage List for the Shire.

The Heritage Survey took identified properties from the Heritage List and other sites and proceeded to consolidate updated information including heritage architect recommendations into a Heritage Survey. This included details such as the heritage architect and the date when the review was undertaken so that this can be included in the reference section of the survey contents.

As the previous MHI document was constructed in 1998, new photos are required, and given the dynamic nature of redevelopment any modifications that have occurred between 1998 and 2020 have been included in the survey report. Given the importance of streetscape contribution, photos of properties from the street have been updated where possible. Sale listings for properties are included where these have higher quality resolution. Detailed photos online have been included in this document. The research for the modifications was conducted through desktop reviews, site visits and review of resident feedback.

This Heritage Survey will provide more reliable information and background upon which decisions may be made subject to the Heritage List (LPS4) towards the assessment and protection of places of cultural heritage significance to the Shire. The overall Shire objective is to maintain the valued character and atmosphere of Peppermint Grove established through the high-quality streetscapes that the combination of these surveyed heritage buildings and sites create.

The Heritage Survey is intended to be periodically updated to acknowledge changes in circumstances and to the significance of places. The Shire of Peppermint Grove encourages feedback from the community to ensure, as far as practical, the data contained in the survey is accurate and current.

3.0 Peppermint Grove History

Although the Heritage Survey does not include areas of aboriginal or natural heritage it is important to place in context the past, present and future role of the traditional landowners, acknowledging their significant contribution to our country and place.

Pascoe notes that...the aboriginal peoples who occupied and lived in the area around Peppermint Grove and the Swan River were known as the Noongar peoples. Prior to European Settlement, the Noongar peoples lived harmoniously with the land, using the Swan River as their primary source of life. The Peppermint Grove area was a valuable hunting ground, as an abundance of wild life, such as birds and small mammals, was available. The coves around the Peppermint Grove and Mosman Park area acted as a means of shelter for the Noongar peoples, as they would protect them from the blistering summer sun and the cold winter winds.

The British in 1829 named the tree abundant area 'Peppermint Grove'. John Butler in 1832 was granted 250 acres of land, which later made up the Shire of Peppermint Grove, in which he built a stone house and cleared land for farming and pasture. The Peppermint Grove location provided John Butler with easy access to Fremantle and Perth markets. This encouraged Butler to run an inn (the Bush Inn) for passing travellers. In 1936, Butler left for New South Wales, leaving Thomas Bailey to further continue to run the Bush Inn in Butlers absence.

Peppermint Grove in the 1880's enjoyed prosperity and better access due to the arrival of convicts who constructed roads and a railway that pierced through the area. The area became a highly desirable location due to this accessibility between Perth and Fremantle, the proximity to Cottesloe beach and the Peppermint Grove river foreshore. Peppermint Grove first became a residential suburb around 1892 coinciding with the WA Gold Rush when prominent families built their homes in what was considered a prestige area. This included families such as the; McBean family; McNeil family; Keane family; Bolton family; and Percy family. In 1900 Keane's cow paddock was purchased by the government and was then turned into a recreational area, now known as Manners Hill Park. Day picnics to the shores of the Swan River became weekly leisure events for many Perth residents. The endemic native bush prior to the British Settlement was quite dense and remained until the First World War, where-after post-war developments looked to clear land to include features such as tennis courts, large gardens and even a golf course. With the dense bushland being cleared, replanting sugar-gums (*Euc. Cladocalyx*) occurred to further transform the appearance of the Peppermint Grove area, with remnants present today.

The Shire of Peppermint Grove is the smallest local government in Australia, and comprises one neighbourhood with limited local amenities comprising schools, shops and a library. Situated between Stirling Highway to the west and the Swan River to the east, Peppermint Grove boasts an abundance of historically significant houses varying in styles such as Queen Anne and Mediterranean influenced architecture. It has always been associated with some of Perth's wealthiest and influential family names, and their homes were designed and built to high standards of design and finish. Freshwater Bay on the Swan River provided the recreational focus and outlook for much of the neighbourhood. Although functionally linked with Cottesloe (sharing a railway station and village centre), Peppermint Grove identity is distinguished by neighbourhood character, and commitment to care for its collection of exemplary homes.

4.0 Interior of Properties

Where the heritage place has been used as a private home or business it is possible there have been minor changes to interior features and details. In Peppermint Grove residents may have been more likely than in other suburbs to redecorate or renovate their homes to the prevailing taste or fashion and so it is possible an interior is not authentic to the original age of the property, but this does not necessarily impact or detract from the overall heritage value of the place, and may reinforce that the place has been continuously occupied and valued as a home and reflects the fashions and lifestyle evolution of generations and families over time. In the case of businesses where premises have been successively refitted for purpose this does not necessarily diminish the value of the place, nor its continued reference as a business site.

5.0 Management Category Definitions

Survey properties include heritage management categories which address site specific and general management issues. Council will have regard to this information as well as other factors when making assessment of proposals to do works on heritage properties.

Category 1:

Buildings, which due to their character create the atmosphere of Peppermint Grove, and therefore should be retained, but may only be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character.

Category 2:

Buildings which contribute to the character and atmosphere of Peppermint Grove, however these buildings have already been altered or extended to reflect contemporary lifestyle done in a manner which recognises and retains some original features and retains the heritage contribution of the building, its position on the site with particular regard to the particularly to the streetscape.

Category 3:

Places that have some/moderate significance and are very important to the heritage of a locality. Category 3 places may be included in a heritage list.

Category A:

Places which have been demolished or altered so significantly that there are no longer any enduring remains which would warrant being part of the heritage list. The record of their existence and historic note remains valued however and therefore these properties are retained and included in the survey.

6.0 Shire of Peppermint Grove's Heritage List

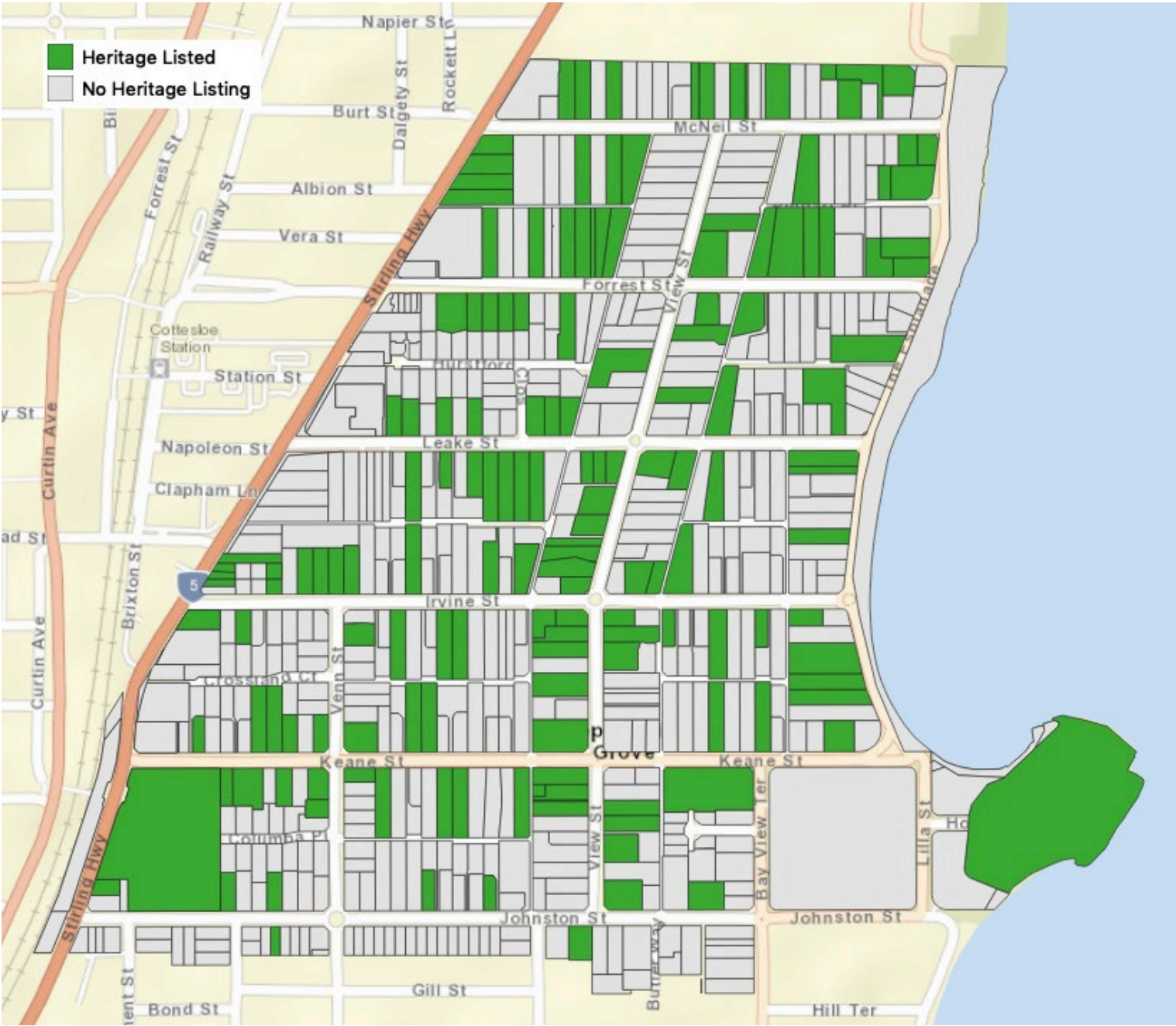
Number	Street	Name	Category
2	Bay View Terrace		A
Lot 160	Bay View Terrace	Peppermint Grove Tennis Club Pavilion and Gazebo	1
25	Bindaring Parade	The Cliffe	1
119	Forrest Street		1
121	Forrest Street		1
123	Forrest Street		1
125	Forrest Street		1
127	Forrest Street		2
130	Forrest Street		1
132	Forrest Street	Homebush	A
133	Forrest Street		1
134	Forrest Street	Bellevue, Guntawang, Emanuels Residence	1
136	Forrest Street	Sans Souci	1
138	Forrest Street		1
140	Forrest Street		1
143	Forrest Street	Lee Steere Residence	1
146	Forrest Street		1
147	Forrest Street	Home Cottage, Chanonry	1
148	Forrest Street		2
152	Forrest Street		1
154	Forrest Street		A
Lot 17069	Forrest Street		
Lot 2534	Hobbs Place	Fresh Water Bay Yacht Club	1
6	Irvine Street		2
11	Irvine Street		1
15	Irvine Street		1
17	Irvine Street		1
19	Irvine Street		1
21	Irvine Street	Oak Park	1
22	Irvine Street		2
28	Irvine Street		1
29	Irvine Street	Miss Annies Girl High School	1
30	Irvine Street		1
32	Irvine Street		A
39	Irvine Street	St Agnes	1
41	Irvine Street		1
42	Irvine Street		2
43	Irvine Street	Tynedale	2
44	Irvine Street		1
45	Irvine Street	Altidore	1

46	Irvine Street		1
49	Irvine Street	Como	A
50	Irvine Street	Hawthornden	1
51	Irvine Street		A
56	Irvine Street		2
60	Irvine Street	Tarrington	1
42 A	Irvine Street	Giessen Cottage, Urivoca	2
11	Johnston Street	Woodbine, Gumala	1
12	Johnston Street		A
16	Johnston Street	Speiron's Cottage	2
17	Johnston Street	Cloch-na-Ben	1
20	Johnston Street		A
27	Johnston Street		A
35	Johnston Street		2
36	Johnston Street		A
43	Johnston Street		1
46	Johnston Street	Rostrevor	1
53	Johnston Street	Rucambru, Grantchester	1
60	Johnston Street		1
	Johnston Street	Manners Hill Park Pavilion	1
3	Keane Street		1
8	Keane Street		2
9	Keane Street		1
10	Keane Street		2
11	Keane Street		1
13	Keane Street		2
14	Keane Street		1
17	Keane Street		1
18	Keane Street		1
18A	Keane Street		1
20	Keane Street		A
21	Keane Street		2
23	Keane Street		1
26	Keane Street		1
28	Keane Street		1
34	Keane Street		2
38	Keane Street	Entrance Gates (the Bungalow)	A
39	Keane Street		A
45	Keane Street		1
51	Keane Street		2
59	Keane Street		1
	Keane Street (Boat Shed)	Boat Sheds	1
	Keane Street (St Columba)	St Columba's Church	1
9	Leake Street		1
11	Leake Street		1

15	Leake Street		1
19	Leake Street		1
27	Leake Street		1
28	Leake Street		1
29	Leake Street		1
31	Leake Street		2
32	Leake Street		2
34	Leake Street	Brockley	1
36	Leake Street		1
37	Leake Street		1
38	Leake Street		1
40	Leake Street		1
42	Leake Street		2
50	Leake Street		A
52	Leake Street	Osmond	1
54	Leake Street	Leamington	1
56	Leake Street		1
57	Leake Street	Minnawarra	1
58	Leake Street		1
62	Leake Street	Taroona	1
72	Leake Street	Weerianna	1
58A	Leake Street		2
	Lilla Street		
1	McNeil Street		2
2	McNeil Street	Roman Catholic Church	A
3	McNeil Street		2
7	McNeil Street	Mauricia	2
17	McNeil Street		1
21	McNeil Street		2
24	McNeil Street	Summer House	2
25	McNeil Street		1
33	McNeil Street		1
36	McNeil Street		3
Lot 50	McNeil Street	PLC Gazebo	1
	Reserve 17113		
430	Stirling Highway	Star of Sea	1
430	Stirling Highway	Church Hall, Roman Catholic Church	1
488-490	Stirling Highway	Highway Dry Cleaners	1
492-494	Stirling Highway	Hair Salon, Peps Wine Bar	1
496	Stirling Highway	Bants, Editeur	1
502	Stirling Highway	John Coppins, Vintage Cellars	1
530	Stirling Highway	Cottesloe State School	1
548- 550	Stirling Highway	Cottesloe Police Station, MAEK Residencies	1
6	The Esplanade		3

8	The Esplanade		1
12	The Esplanade		1
22	The Esplanade		2
	The Esplanade Foreshore	Scotch College Boatshed	1
40	The Esplanade		A
52	The Esplanade		1
56	The Esplanade	Chirritta	1
58	The Esplanade		A
1B	Venn Street	Hawkesbury	1
10	Venn Street		2
12	Venn Street	Former Presbyterian Manse	1
16	Venn Street		A
1	View Street	Part PLC, Finlayson House	2
2	View Street	Scorgie House (PLC)	2
2-6	View Street	Carmichael Hall	1
3A	View Street	Old Stables and Well	1
5	View Street	Unalla	1
8	View Street	PLC Science Technology and Arts	A
9	View Street		1
15	View Street		1
18	View Street		1
24	View Street		1
27	View Street		2
28	View Street		1
29	View Street	Braemar	1
30	View Street		1
31	View Street		A
32	View Street		1
34	View Street		1
36	View Street		1
40	View Street		1
41	View Street		A
42A	View Street	Kalimna	1
43	View Street		A
44	View Street	St Just	1
45	View Street	Wongaburra	1
46	View Street		2
47	View Street		1
48	View Street	Bleak House	1
48 A	View Street		2

Photos used in this survey (unless dates) are assumed to be historic in nature and may not depict the property its current state. Map is to be updated with the inclusion of Category A and Category 3.



Bayview Terrace

Peppermint Grove Tennis Club Pavilion & Gazebo



Site Details

<i>Address</i>	Bay View Terrace
<i>Lot Number</i>	Reserve 7802
<i>inHerit Data Base ID</i>	25082
<i>Mapping Coordinates</i>	32°00'07.8"S 115°46'11.6"E

Property Description

<i>Construction Date</i>	1935
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	A hipped pavilion with a part skillion, part crippled verandah to three facades, with a central decorative gable with flagpole.
<i>Walls</i>	Timber and lining boards
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber verandah
<i>Modifications</i>	Tiled roofed gazebo donated from private residences and relocated to the southern end of the tennis courts.
<i>Setting</i>	Tennis Pavilion set within a leased area of a Public Reserve

Background

<i>Original Owners</i>	Crown Land
<i>Other Owners</i>	Crown Land - Peppermint Grove Tennis Club (Leasee)
<i>Originals Designers</i>	J J Talbot Hobbs
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The Tennis Pavilion is an accomplished design which skillfully relates style, scale and detail.
<i>Social</i>	A valuable and continuing site of Peppermint Grove social life. Considerable social significance.
<i>Rarity</i>	The Tennis Pavilion is one of the few remaining public pavilions in this style.
<i>Representativeness</i>	

Statement of Significance
<p>This single storey timber framed and tile roofed Pavilion, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 2 Bay View Terrace



Site Details

<i>Address</i>	2 Bay View Terrace
<i>Lot Number</i>	
<i>inHerit Data Base ID</i>	3879
<i>Mapping coordinates</i>	32°00'06.8"S 115°46'07.4"E

Property Description

<i>Construction Date</i>	c1930-1940
<i>Architectural Style</i>	InterWar Mediterranean
<i>Elements</i>	
<i>Walls</i>	Rendered Brickwork
<i>Roof</i>	Timber Shingle with terra cotta ridge and hips
<i>Other</i>	Timber joinery
<i>Modifications</i>	Upon inspection (2020) the house has been demolished. Demolished 2008.
<i>Setting</i>	Vacant block (2020)


Background

<i>Original Owners</i>	This lot formed part of the 15 lots within 'The Bungalow' estate of Sir J J Talbot Hobbs
<i>Other Owners</i>	Owston Nominees (No.2) Pty Ltd, (W Anderson)
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The lot formed part of Sir J J Talbot Hobbs 'The Bungalow' estate. It is not known whether the residence was constructed prior to Hobbs death in 1938. The property remained within 'The Bungalow' estate, or its reassembly by Warren Anderson, a prominent nationwide property developer. Anderson was responsible for its refurbishment.
<i>Aesthetic</i>	The place has been cited as an example of Inter War Mediterranean in <i>Identifying Australian Architecture</i> , where it is noted that the simple symmetry has been relieved by devices such as exposed rafters and arch motifs.
<i>Technical</i>	The place skillfully interpreted a Georgian house type into the prevailing Inter War Mediterranean style.
<i>Social</i>	The place has associations with Sir J J Talbot Hobbs and Warren Anderson, both prominent landowners of Peppermint Grove at either end of its history.
<i>Rarity</i>	Inter War houses of this style were rare in Peppermint Grove
<i>Representativeness</i>	The place is an exemplar of the Inter War Mediterranean style.

Statement of Significance
<p>This now demolished two storey rendered brick and shingle tiled roof residence in the Inter War Mediterranean style had cultural significance because:</p> <ul style="list-style-type: none"> - it was of historical significance because it is part of 'The Bungalow' estate, which has associations with Sir J J Talbot Hobbs and Warren Anderson; - it was a fine and comparatively rare and intact example of an Inter War Mediterranean style residence, based on a Georgian house type; - it was part of the cultural group of 'The Bungalow' estate.

References
R. Pascoe Western Australia's Capital Suburb, Peppermint Grove
R. Apperly, R. Irving & P. Reynolds Identifying Australian Architecture Angus & Robertson 1989

Additional Photos	
	<p>Photo Source: Google Street view</p>

Bindaring Parade

The Cliffe: 25 Bindaring Parade (off McNeil)



Photo Source:
Realestate.com.au

Site Details

<i>Address</i>	25 Bindaring Parade
<i>Lot Number</i>	Pt 25 & 29
<i>inHerit Data Base ID</i>	1924
<i>Mapping coordinates</i>	31°59'37.0"S 115°46'15.5"E

Property Description

<i>Construction Date</i>	1897
<i>Architectural Style</i>	Federation Arts and Craft Bungalow
<i>Elements</i>	Brick porches and extensive verandahs, summer house, servants wing, stables, and original interiors, including service areas
<i>Walls</i>	Weatherboard
<i>Roof</i>	Iron
<i>Other</i>	Arts & Crafts timber verandah and gable details.
<i>Modifications</i>	Minor Adaptations
<i>Setting</i>	Large mature grounds, set well back from both street frontages.

Background

<i>Original Owners</i>	Neil McNeil
<i>Other Owners</i>	David Brisbane, H and K McComb, S M Creasey
<i>Originals Designers</i>	J J Talbot Hobbs
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	The Cliffe remains a rarity of a mansion constructed almost wholly in timber, in the form of a large bungalow.
<i>Representativeness</i>	The Cliffe was one of the showpieces for the use of jarrah as a fine timber.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

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.

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

Forrest Street

Street History - acknowledgement to Shannon Lovelady

Named for Premier Sir John Forrest, although Lord Forrest never lived in Cottesloe or Peppermint Grove. He and Lady Forrest lived in the Bungalow in Hay Street, Perth. He was however, one of the earliest investors in a substantial parcel of land from his brother Alexander's syndicate, including five acres on the south corner of Forrest Street and the Esplanade. He did not build on that land, but sold it to Edmund Shelley Barker in 1893.

By 1901 the available funds of the Peppermint Grove and Cottesloe Roads Boards' were depleted. A group of Cottesloe and Peppermint Grove residents put a request to the Premier, John Forrest, that Forrest Street be metalled from the ocean to the river at the governments cost. There was some embarrassment when it was realised two members of the delegation had vested interest in the outcome, as they lived at opposite ends of Forrest Street; they were Frederic North and Edmund Shelley Barker. North was the first chairman of the Cottesloe Roads Board and related to Sir John by marriage. His home *Catlidge* later became the Sea View Golf Club House (now demolished). Barker was an inaugural member of the Peppermint Grove Roads Board. His home Chanonry was at 147 Forrest Street.

PLC Council negotiated the purchase of what is now Snowden Oval from John Forrest in the months before he died in 1918 and it was subsequent to that, Lady Forrest moved to Forrest Street, Cottesloe.

House: 119 Forrest Street



Photo Source:
Shellabears.com.au

Site Details

Address	119 Forrest Street
Lot Number	81
inHerit Data Base ID	16412
Mapping coordinates	31°59'47.0"S 115°45'55.1"E

Property Description

Construction Date	c.1920-1925
Architectural Style	Federation Bungalow
Elements	2 large verandahs separated by decorative gable
Walls	Red brick, rendered string course, timber joinery
Roof	Terra cotta tiles, marseilles pattern
Other	Timber verandah & balustrade
Modifications	Roof possibly adapted in Inter-war period. Carport & garage added
Setting	High timber fence to the street

Background

Original Owners	Ada and Herbert Foulds
Other Owners	R & A Adamson, J R A Hodge, L M Watts
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	Herbert Foulds was one of Western Australia's principal manufacturers in the 1920s and 1930s. His ownership gives the place historic significance.
<i>Aesthetic</i>	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 Inter-War adaptation. The place complements other Federation period houses of the precinct.
<i>Technical</i>	The adaptation of the place contributes to a wider understanding of the place's cultural history
<i>Social</i>	The place remained in the ownership of the Foulds family until 1955 and has some social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is typical of the style and standard of the Federation and interwar period bungalows in the district.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick and terra cotta tile residence in the Federation Bungalow style is culturally significant because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Image Source: Shellabears.com.au</p>

House: 121 Forrest Street



Photo Source:
Realestate.com.au

Site Details	
Address	121 Forrest Street
Lot Number	59
inHerit Data Base ID	16411
Mapping coordinates	31°59'47.0"S 115°45'56.1"E

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

Background	
Original Owners	Bessie Louise Hubbard
Other Owners	M E Cairns, H & C Myat, B & L Fell-Smith, D Y Harris
Originals Designers	Joseph F Allen, Fremantle
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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 bressemeres 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.
<i>Technical</i>	The house was a highly competent design of its style and period.
<i>Social</i>	Alfred 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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is typical of the style and standard of the Federation period bungalows in this part of the district.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick and corrugated zincalume residence, in the Federation Bungalow style, set in an open garden is culturally significant because:</p> <ul style="list-style-type: none"> - 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.

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

House: 123 Forrest Street



Photo Source:
Realestate.com.au

Site Details

Address	123 Forrest Street
Lot Number	58
inHerit Data Base ID	16410
Mapping coordinates	31°59'46.8"S 115°45'56.8"E

Property Description

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

Background

Original Owners	A W McNaughton
Other Owners	W Jameson, J Primrose, Dr J & A Hobday, D Clarke
Originals Designers	Possibly J J Talbot Hobbs
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	The place is part of a group reflecting the social and economic development of the suburb. Some social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	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

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick and corrugated zincalume residence, in the Federation Queen Anne style, is culturally significant because:</p> <ul style="list-style-type: none"> - 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.

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

House: 125 Forrest Street



Site Details

<i>Address</i>	125 Forrest Street
<i>Lot Number</i>	57
<i>inHerit Data Base ID</i>	16409
<i>Mapping coordinates</i>	31°59'46.8"S 115°45'57.6"E

Property Description

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

Background

<i>Original Owners</i>	C. Gordon Piper, Merchant and Customs Agent.
<i>Other Owners</i>	Sir Ragnar Garrett, Chief of General Staff, J R D and J Wade
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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 of other places that have a comparable style, period and standard.
<i>Technical</i>	The place is a relatively intact example of a Federation Queen Anne style of bungalow.
<i>Social</i>	The place is part of a group reflecting the social and economic development of the suburb, which has some social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick and terra cotta tiled residence, in the Federation Queen Anne style, is culturally significant because;</p> <ul style="list-style-type: none"> - 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.

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

House: 127 Forrest Street



Photo Source:
Realestate.com.au

Site Details

<i>Address</i>	127 Forrest Street
<i>Lot Number</i>	55
<i>inHerit Data Base ID</i>	16408
<i>Mapping coordinates</i>	31°59'46.9"S 115°45'58.4"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Georgian (Federation Bungalow combined with Colonial Georgian)
<i>Elements</i>	Crippled verandah. Federation style chimneys
<i>Walls</i>	Painted brickwork, timber window & door frames
<i>Roof</i>	Corrugated galvanised iron
<i>Other</i>	Timber verandah, paved verandah floor
<i>Modifications</i>	Verandah floor
<i>Setting</i>	Paved courtyard with high front fence

Background

<i>Original Owners</i>	W. Quirk
<i>Other Owners</i>	N Douglas, Fouldes, H Curwood, E Curwood, C A Henriques, Sir Lawrence Jackson, Chief Justice, Joan Sandover, L A and N A Petrelis
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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
<i>Technical</i>	In stylistic terms the place is basically a style from a previous period.
<i>Social</i>	Part of a group reflecting the social and economic development of the suburb. Some social significance.
<i>Rarity</i>	The place is comparatively rare, as it is an example of a style from an earlier period.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick and corrugated galvanized iron residence, in the Federation Georgian style with its courtyard setting is culturally significant because:</p> <ul style="list-style-type: none"> - 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.

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

House: 130 Forrest Street



Photo source:
Google Street
View

Site Details	
Address	130 Forrest Street
Lot Number	10
inHerit Data Base ID	16407
Mapping coordinates	31°59'43.6"S 115°45'56.8"E

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

Background	
Original Owners	Captain Frank Pitts
Other Owners	Mrs F Pitts, J McKnight, F E Cox, Mrs Alison Saw, W A Evans, Janik Nominees Pty Ltd
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	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 local historical significance.
<i>Aesthetic</i>	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 and is complementary to the streetscape.
<i>Technical</i>	The place retains the Federation Queen Anne style of the original bungalow and provides continuity of the precinct.
<i>Social</i>	The place is part of a precinct reflecting the social and economic development of the suburb and, therefore, has local social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is an attractive example of the Federation Queen Anne style given coherence by the strong symmetry of the handsome wrap around verandah.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, timber and corrugated zinc roofed residence with its open, secure setting is culturally significant because:</p> <ul style="list-style-type: none"> - 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 a number of decades; - the place forms part of a cultural heritage group and part of a townscape precinct.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters, Place record files</p>

Homebush: 132 Forrest Street



Site Details

<i>Address</i>	132 Forrest Street
<i>Lot Number</i>	11 & 12
<i>inHerit Data Base ID</i>	16406
<i>Mapping coordinates</i>	31°59'44.0"S 115°45'57.7"E

Property Description

<i>Construction Date</i>	c. 1920
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Front and side entries
<i>Walls</i>	Brick, render and timber
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	
<i>Modifications</i>	Inspection (2020) confirmed the house has been demolished. Demolished 2005.
<i>Setting</i>	

Background

<i>Original Owners</i>	J Ednie Brown, Conservator of Forests.
<i>Other Owners</i>	P Smith, W R Mann, Horace Jackson, Solicitor, E Schill, M & K Harley, R W and J A Larritt
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	'Homebush' was one of the earliest residences in Peppermint Grove when the suburb was little more than scrubland. The place reflects the period in Peppermint Grove's history when members of Perth's social and economic elite left the more established suburbs to locate themselves in the 'naturally' beautiful Peppermint Grove. J Ednie Brown, as Conservator of Forests, reputedly planted a Moreton Bay Fig in his front garden in 1899, which encouraged the planting of 'exotics' that flourished in the suburb. From 1925-1945 'Homebush' was occupied by Horace Jackson, a prominent Perth solicitor. Considerable historical significance.
<i>Aesthetic</i>	The house was a robustly proportioned Federation Bungalow style, which has been simplified in later adaptations. The tree plantings and landscape style which were developed in this place have been highly influential for the landscape character of the district.
<i>Technical</i>	The place was a straightforward example of the Federation Bungalow style.
<i>Social</i>	This site reflects the earliest period and later periods of social development of the suburb. The Moreton Bay Fig is of considerable significance because its planting by a Conservator of Forests has been instrumental in the landscape character of the district. This place is of considerable social significance.
<i>Rarity</i>	No other place in the district represents both the earliest phase of development and landscape character from this period of the districts development
<i>Representativeness</i>	N/A

Statement of Significance
<p>This now demolished single storey brick and terra cotta tiled residence with its open landscaped setting defined by mature trees was culturally significant because:</p> <ul style="list-style-type: none"> - the place was a robust example of the Federation Bungalow and represents the earliest phase of development of the district; - the place represented the earliest phase of landscape development for the district; - the place had associations with a Conservator for Forests and a prominent Perth solicitor; - the place was part of a cultural group and townscape area.

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

Additional Photos


House: 133 Forrest Street



Site Details

<i>Address</i>	133 Forrest Street
<i>Lot Number</i>	68
<i>inHerit Data Base ID</i>	16405
<i>Mapping coordinates</i>	31°59'46.8"S 115°46'00.7"E

Property Description

<i>Construction Date</i>	1913-1916
<i>Architectural Style</i>	Federation Filigree with a symmetrical two storey layout
<i>Elements</i>	Two storey cast iron wrap around verandah with paired columns, terminating against a squat square tower.
<i>Walls</i>	Red brick and rendered bands, with timber windows & doors
<i>Roof</i>	Terra cotta tiled roof, with central decorative venting gable, and bracketed eaves
<i>Other</i>	Tall double hung windows giving access to both levels of the verandahs
<i>Modifications</i>	Carport, sympathetic additions to rear by I & S Trahar
<i>Setting</i>	Courtyard setting behind limestone and cast iron fence

Background

<i>Original Owners</i>	James and Susan Sharpe
<i>Other Owners</i>	B O Hinde, Hugh Plaistowe, manufacturer, H W King, F C McWilliam, C & D Kleeman, T W Hamilton, I & S Trahar
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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. Sympathetic restoration and additions by I & S Trahar.
<i>Technical</i>	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.
<i>Social</i>	Later owners Hugh Plaistowe and the Hamilton family both belong to the influx of successful manufacture and mechants to Peppenint Grove in the interwar period.
<i>Rarity</i>	The are few notable examples of mansions in the Federation Filigree style in Peppermint Grove or wider Perth.
<i>Representativeness</i>	The place exhibits the characteristics of the Federation Filigree style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The two storey brick and tile mansion with its cast iron filigree verandahs is of cultural heritage significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters, Place record files</p>

Bellevue, Guntawang, Emanuels Residence: 134 Forrest Street



Photo Source:
Realestate.com.au

Site Details

Address	134 Forrest Street
Lot Number	13 & pt14
inHerit Data Base ID	16404
Mapping coordinates	31°59'43.8"S 115°45'59.2"E

Property Description

Construction Date	c. 1897
Architectural Style	Federation Queen Anne
Elements	
Walls	Limestone, timber joinery
Roof	Corrugated galvanised iron
Other	Crenellated parapet to bay window
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 Owners	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
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The original Federation Queen Anne residence was a notable early example of its style, which has been visually overborne by a large extension.
<i>Technical</i>	Much of the original residence is intact with a moderate/high degree of integrity.
<i>Social</i>	The original house and its extension demonstrate the changing space standards of different generations, for prominent business families.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>'Guntawang', formerly 'Belvue', is one of the original residences of the area, in the Federation Queen Anne style and has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters, Place record files</p>

Sans Souci: 136 Forrest Street



Site Details

<i>Address</i>	136 Forrest Street
<i>Lot Number</i>	Pt 14 & 15
<i>inHerit Data Base ID</i>	16403
<i>Mapping coordinates</i>	31°59'43.8"S 115°46'00.4"E

Property Description

<i>Construction Date</i>	c. 1895-1900
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	2 indented return verandahs around projecting gabled bay
<i>Walls</i>	Limestone, timber joinery
<i>Roof</i>	Corrugated zincalume
<i>Other</i>	Painted brick chimneys
<i>Modifications</i>	
<i>Setting</i>	Open front garden with picket fence

Background

<i>Original Owners</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>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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 became apart of a group of Peppermint Grove residences that was owned by a number of successful businessmen. Some historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	The house, particularly the verandahs, was designed to view and link both front and side gardens.
<i>Social</i>	This site reflects the social development of the suburb. Some social significance.
<i>Rarity</i>	The restraint in the use of materials, and in the expression of the style and the extent of the linked verandahs, makes it a comparatively rare example of its style.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storeyed stone residence, in the Queen Anne style, has cultural significance because: it has historical, aesthetic and social significance;</p> <ul style="list-style-type: none"> - 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.

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

House: 138 Forrest Street



Photo Source:
Realestate.com.au

Site Details

Address	138 Forrest Street
Lot Number	16
inHerit Data Base ID	16402
Mapping coordinates	31°59'43.7"S 115°46'01.5"E

Property Description

Construction Date	c. 1910
Architectural Style	Federation Queen Anne
Elements	Rhythmic verandah which returns around the twinned gabled bays. Side entry wing.
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
Modifications	
Setting	Previous tennis court now a large front garden behind fence – 2020

Background

Original Owners	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
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	One of a group of residence in Forrest Street built for merchant families in the first decade of the twentieth century. Some historical significance.
<i>Aesthetic</i>	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 facade.
<i>Technical</i>	A notable example of a style being particularly adapts to local conditions and of site planning which complements and gives prominence to the residence.
<i>Social</i>	This site reflects the social development of the suburb. Some social significance.
<i>Rarity</i>	The place is rare for the standard of its aesthetic and technical achievement.
<i>Representativeness</i>	The place uses a form of dwelling, style and material palette relatively commonplace within Peppermint Grove during this period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone residence, with its terra cotta roof and lively rythmic verandah with its belled corrugated iron roof, in its open and secure setting, is culturally significant because;</p> <ul style="list-style-type: none"> - it is an outstanding example of its style and period; it shows technical expertise in the adaptation of the residence and the site plannirig to local conditions; - it has some historical and social significance; - the place forms part of a cultural heritage group and a townscape area.

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

House: 140 Forrest Street



Site Details

<i>Address</i>	140 Forrest Street
<i>Lot Number</i>	pt 17 & 18
<i>inHerit Data Base ID</i>	16401
<i>Mapping coordinates</i>	31°59'43.6"S 115°46'02.5"E

Property Description

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

Background

<i>Original Owners</i>	Benjamin Copley, Merchant and stockdealer.
<i>Other Owners</i>	W Watson, E F Fletcher, Shephard Holdings P/L
<i>Originals Designers</i>	
<i>Other Information</i>	

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 <i>blood and bandages</i> wall treatment. The residence is given prominence through its symmetrical street facade being raised above a tennis court.
<i>Technical</i>	This residence is a textbook example of the Queen Anne style, however, 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>Rarity</i>	N/A
<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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey "<i>blood and bandages</i>", Queen Anne style of merchant's residence, has cultural heritage significance because:</p> <ul style="list-style-type: none"> - 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.

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

Lee Steere Residence: 143 Forrest Street



Site Details

<i>Address</i>	143 Forrest Street
<i>Lot Number</i>	40
<i>inHerit Data Base ID</i>	16400
<i>Mapping coordinates</i>	31°59'46.6"S 115°46'07.6"E

Property Description

<i>Construction Date</i>	c. 1902
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Two storey double return verandah, terminating at gabled projecting bay
<i>Walls</i>	Rusticated limestone, timber joinery
<i>Roof</i>	Formally terra cotta tiles
<i>Other</i>	Timber verandah & balustrade, limestone & render chimneys, Timber & pebbledash decorative flying gable
<i>Modifications</i>	Garage added. Terra cotta tiles removed, roof upgraded.
<i>Setting</i>	Large front garden with trees, behind high limestone wall.

Background

<i>Original Owners</i>	Charles Lee Steere
<i>Other Owners</i>	A L Tilly, Mills & Ware Ltd, Pat Martin, L C Blakiston,
<i>Originals Designers</i>	Attributed to J J Talbot Hobbs
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	There are few places of this size, quality or style, with this degree of integrity within the suburb.
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey limestone residence, with its handsome arrangement of feature gable terminating a large double height return verandah, is culturally significant because:</p> <ul style="list-style-type: none"> - 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.

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

House: 146 Forrest Street



Site Details

<i>Address</i>	146 Forrest Street
<i>Lot Number</i>	105
<i>inHerit Data Base ID</i>	16399
<i>Mapping coordinates</i>	31°59'43.5"S 115°46'11.5"E

Property Description

<i>Construction Date</i>	1970
<i>Architectural Style</i>	Mineral Boom Italianate Revival
<i>Elements</i>	Symmetrical and formal classical revivalist design. Loggia enclosed upper terrace, above an entry gallery with loggia, served by twin staircases.
<i>Walls</i>	Brown brick, concrete and rendered elements. Bricks were specially formulated and made by Midland Brick for the Bell's, intended to copy Italian bricks Mrs Bell brought home from Italy.
<i>Roof</i>	Metal deck
<i>Other</i>	Concrete balustrading
<i>Modifications</i>	Addition of external elevator and outbuildings (2020).
<i>Setting</i>	Rising and formally planted front garden, behind high brick fence.

Background

<i>Original Owners</i>	Land: A E Burt. Original house: Burt Meecham
<i>Other Owners</i>	Existing house erected for Graham and Pamela Bell. Lindsay Brady Pty Ltd
<i>Originals Designers</i>	Existing house: Marshall Clifton
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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, but departure from previous works.
<i>Social</i>	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.
<i>Rarity</i>	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.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey brick and concrete Revival Italianate mansion, with its rare loggia enclosed upper terrace, has cultural heritage significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>I Molyneux Looking Around Perth</p>

Home Cottage, Chanonry: 147 Forrest Street



Site Details

<i>Address</i>	147 Forrest Street
<i>Lot Number</i>	100 (Formerly Lots 29 and 30)
<i>inHerit Data Base ID</i>	16398
<i>Mapping coordinates</i>	31°59'46.8"S 115°46'09.8"E

Property Description

<i>Construction Date</i>	1924
<i>Architectural Style</i>	Federation Bungalow/InterWar Californian Bungalow
<i>Elements</i>	
<i>Walls</i>	Red brick, upper walls stucco. Timber verandahs and joinery
<i>Roof</i>	Terra cotta tile
<i>Other</i>	Asbestos garage
<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 brick and iron fence

Background

<i>Original Owners</i>	Sir Harwell James (landowner), Constance Miller (residence)
<i>Other Owners</i>	William Haack, Mrs A Robertson, Donald & Joanna Box, Keith Holt & Pam Quartermaine
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	N/A
<i>Social</i>	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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey brick and tile residence, in the transition Federation Bungalow/InterWar California Bungalow style is culturally significant because:</p> <ul style="list-style-type: none"> - 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.

References
<p>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. Briksen Bicentennial Dictionary of Western Australians</p>

House: 148 Forrest Street



Photo Source:
Google Street View

Site Details

<i>Address</i>	148 Forrest Street
<i>Lot Number</i>	13 & 14
<i>inHerit Data Base ID</i>	16397
<i>Mapping coordinates</i>	31°59'43.8"S 115°46'13.0"E

Property Description

<i>Construction Date</i>	1937
<i>Architectural Style</i>	Interwar functionalism with curved balconies and bay window with horizontal lines of steel strip balustrades curved at ends.
<i>Elements</i>	
<i>Walls</i>	Brick
<i>Roof</i>	Tiles
<i>Other</i>	Concrete
<i>Modifications</i>	
<i>Setting</i>	Set back behind a tennis court, a characteristic of several houses within the area.

Background

<i>Original Owners</i>	J W Winterbottom
<i>Other Owners</i>	C L Oldham, S H Oldham, H & E Hunter, E M Plunkett, G P Bond
<i>Originals Designers</i>	Powell, Cameron & Chisholm Architects
<i>Other Information</i>	Builders: Messrs Firth Bros.

Assessments	
<i>Historical</i>	The site originally was occupied and owned by W Gale a high ranking civil servant and subsequently owned by Charles Oldham, Architect J W Winterbottom of Winterbottom Motors who demolished the earlier residence and built the existing house deigned by Powell Cameron and Chisholm. The site has considerable historical significance.
<i>Aesthetic</i>	Functionalism with a large curved window and curves terminating a horizontal balcony strip steel balustrade to the upper floor.
<i>Technical</i>	N/A
<i>Social</i>	The site has been associated with a number of notable Peppermint Grove residents and architects at important phases of the districts development.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
The site is culturally significant because: of its associations with W Gale, Charles Oldham, J W Winterbottom and Powell Cameron & Chisholm. The design, by a notable Perth architect, whilst similar to houses in other prosperous neighbourhoods is nevertheless consistent with the role of the suburb as the home for business people and other prominent citizens.

References
R. Pascoe Western Australia's Capital Suburb, Peppermint Grove
Heritage advice provided by Stephen Carrick 29/10/19

House: 152 Forrest Street



Site Details

<i>Address</i>	152 Forrest Street
<i>Lot Number</i>	1
<i>inHerit Data Base ID</i>	16396
<i>Mapping coordinates</i>	31°59'44.8"S 115°46'16.1"E

Property Description

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

Background

<i>Original Owners</i>	J. McBean
<i>Other Owners</i>	W J W Forbes, Mrs A O'Halloran, Dr W M Gilmour, Lockhart Holdings Pty Ltd
<i>Originals Designers</i>	Attributed variously to either W J W Forbes or Dean Smith, of Hobbs Smith & Forbes
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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. Some social significance.
<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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey stone residence with attic, in the Regency style, with associated stables, is of cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>I. Molyneux Looking Around Perth</p>

House: 154 Forrest Street



Site Details

<i>Address</i>	154 Forrest Street (14 The Esplanade)
<i>Lot Number</i>	2
<i>inHerit Data Base ID</i>	16395
<i>Mapping coordinates</i>	31°59'44.9"S 115°46'17.8"E

Property Description

<i>Construction Date</i>	1945
<i>Architectural Style</i>	Post World War II Contemporary
<i>Elements</i>	Asymmetrical two storey functional design
<i>Walls</i>	Dark brickwork, painted timber joinery
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Extensive glazing
<i>Modifications</i>	At time of inspection (2020) the place has been demolished. Demolished 2020.
<i>Setting</i>	The site is currently (2020) a vacant block of land.


Background

<i>Original Owners</i>	Site originally owned by McBeans (No 152), then W J W Forbes, from 1945 Charles Roy Chapple
<i>Other Owners</i>	J M Chapple & M E Le Souef
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	Charles Roy Chapple, a postwar identity in the suburb, owned and occupied the place for 30 years. In 1975 it became the property of his estate and remained in the Chappie family until recent sale and demolition in 2020.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	There are few examples in the suburb of immediate postwar development and no others which so clearly illustrated the "new start" aspirations of the time. Adjacent set of matching brick and iron stairs in road reserve of Forrest Street.
<i>Representativeness</i>	The place was representative of the spirit of the immediate postwar period.

Statement of Significance	
<p>This now demolished two storey residence in dark brick and terra cotta tiles is culturally significant because:</p> <ul style="list-style-type: none"> - it remained as an intact example of an immediate Post World War II Contemporary residence; - it demonstrated the "new start" spirit of the immediate postwar period; - it has long term associations with the Chapple family; - it illustrated the restricted material selection of the immediate postwar period. 	

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

Additional Photos


Hobbs Place

Royal Fresh Water Bay Yacht Club & Gazebo; Cappelquin; Keane's Residence (fmr); Keane's Irish Village



Photo Source:
letsgokids.com.au

Site Details

Address	Hobbs Place
Lot Number	2534 Reserve 17060
inHerit Data Base ID	17290
Mapping coordinates	32°00'05.9"S 115°46'25.3"E

Property Description

Construction Date	c. 1892
Architectural Style	Federation Bungalow (original house)
Elements	
Walls	Stone, brick and render
Roof	Galvanised iron
Other	Timber verandahs and joinery
Modifications	Extensive additions, adaptations and refurbishments
Setting	Keane's Point Reserve and former State Garden's leasehold

Background

Original Owners	Edward and Lilla Keane
Other Owners	Royal Freshwater Bay Yacht Club
Originals Designers	
Other Information	Builder: Possibly Jesse James

Assessments	
<i>Historical</i>	Edward and Lilla Keane and family were among the first to build permanent homes in Peppermint Grove in the 1890's. In 1891, the year the Keane's purchased what came to be known as 'Keane's Point', Edward Keane was Mayor of Perth. By 1930 the Keane estate had come under the control of the State Gardens Board, and in June 1936 the Royal Freshwater Bay Yacht Club leased the premises from the Government. It was then that the Yacht Club added a second storey to the residence. The Royal Freshwater Bay Yacht Club was formed as a 'Boating Club' in 1896 by Edward Keane as its Captain and Aubrey Sherwood. It became a 'yacht club' in 1903, and received its Royal Charter in 1934. The Yacht Club was a popular institution among Peppermint Grove residents and had a junior- division for the local youth. Considerable historical significance. The site may also have aboriginal significances.
<i>Aesthetic</i>	The form of the Yacht Club has been developed without a strategic overview and the fabric of the original Keane's residence has been largely subsumed into the larger Yacht Club premises. The site is magnificent being one of the notable points in the Swan River estuary.
<i>Technical</i>	Parts of the original building can still be discerned, but there has been extensive additions, adaptations and refurbishments which have confused the story of the site's development. The original residence was built with a partly raised ground floor for family and social purposes, with a lower ground floor for service purposes.
<i>Social</i>	Enjoyed by a large number of the Peppermint Grove community. Contributes to the community's social development. Considerable social significance.
<i>Rarity</i>	The adaptation of a pioneering family's residence and site into a Yacht Club is rare within Perth.
<i>Representativeness</i>	The growth of the Yacht Club can be seen to reflect the changing fortune and expectations of the local community involved in sailing.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The stone, brick timber and iron former Keane's residence, now the Royal Freshwater Bay Yacht Club, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with Edward and Lilla Keane (a former Mayor of Perth), the State Garden's Board and the Royal Freshwater Yacht Club; - the Yacht Club from its founding days had social associations with many prominent members of the Peppermint Grove community; - the Keane's Point location retains public access to this major topographical feature of the Swan River; - it is part of a cultural group & an important townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Image Source: https://www.lets gokids.com.au/advertisers/royal-freshwater-bay-yacht-club/</p>

Irvine Street

Street History — acknowledges Shannon Lovelady

Named for D'Arcy Irvine, one of Charles Crossland's surveyors who surveyed the 250 acres of Peppermint Grove for subdivision for the Crossland, Leake and Forrest syndicate in October 1891.

House: 6 Irvine Street



Site Details

<i>Address</i>	6 Irvine Street
<i>Lot Number</i>	23
<i>inHerit Data Base ID</i>	16394
<i>Mapping coordinates</i>	32°00'00.2"S 115°45'44.7"E

Property Description

<i>Construction Date</i>	c. 1934
<i>Architectural Style</i>	Interwar Mediterranean
<i>Elements</i>	Portico, attic, dormer and chimneys
<i>Walls</i>	Rusticated limestone and render
<i>Roof</i>	Concrete tiles
<i>Other</i>	Timber joinery, leadlight windows
<i>Modifications</i>	
<i>Setting</i>	Walled garden to street

Background

<i>Original Owners</i>	F W Percy, S Thomas (property), E. Barrett (house)
<i>Other Owners</i>	Mrs A K Barrett, Mrs I K Heller, E & M Franklyn, W A M. S Karunaratne
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The property remained vacant until the mid 1930's Mr Ernest Barrett constructed this quite grand residence during the depression period. This was a period in the 1930's in which a number of successful businessmen built their homes in Peppermint Grove. Some historical significance.
<i>Aesthetic</i>	The house is striking in its appearance. It is set above the road and is basically two storeys in height. It presents its full face to the street. The dramatic combination of portico and surmounting attic, set against the high pitched roof, gives a strong visual presence.
<i>Technical</i>	Whilst the house is basically Interwar Mediterranean in style it also shares a number of elements consistent with the California Bungalow style, such as the rusticated limestone base, projecting bay windows, with leadlights, the truncated gables and dormer. Its integrity has been maintained at a high level.
<i>Social</i>	N/A
<i>Rarity</i>	Places of this style and striking presence are rare in the suburb.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This basically two storeyed limestone, render and tiled residence, in the InterWar Mediterranean style, has cultural significance because:</p> <ul style="list-style-type: none"> - it is a quite grand residence from the Depression period; - it is a visually striking place which combines elements of InterWar California Bungalow style with its basic style in a combination which is rare in the suburb; - it retains a high degree of integrity; - it is part of a townscape area and is a striking townscape element on View and Irvine Streets.

References
<p>R. Pascoe Western Australia's Capital Suburb, PeppermintGrove Evans Sisters Place Data Records</p>

House: 11 Irvine Street



Site Details

<i>Address</i>	11 Irvine Street
<i>Lot Number</i>	5
<i>inHerit Data Base ID</i>	16393
<i>Mapping coordinates</i>	31°59'58.3"S 115°45'46.1"E

Property Description

<i>Construction Date</i>	c. 1910-1913
<i>Architectural Style</i>	Federation Queen Anne cottage
<i>Elements</i>	Symmetrical layout. Verandahs to three facades
<i>Walls</i>	Painted brickwork, rendered bands
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, Half timbered gables
<i>Modifications</i>	Painted finishes. Loss of detail
<i>Setting</i>	Fenced garden, visually open to street

Background

<i>Original Owners</i>	William Drabble
<i>Other Owners</i>	T Brown, W Muggeridge, Grocer, Mrs M A Muggeridge, Mrs P Hammond, G Henderson, P J Snowball and L M Snowball
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The property was originally owned by William Drabble, businessman. Between 1910 and 1956 it was owned and occupied by the Muggeridge 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.
<i>Aesthetic</i>	The basic character of the place remains but the modifications have diminished its visual presence.
<i>Technical</i>	The place has a moderate to high level of integrity. The external modifications are reversible
<i>Social</i>	The place has long term associations with the Muggeridge family, well known Peppermint Grove residents.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is a neat and relatively intact example of a Federation Queen Anne cottage.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick and iron cottage, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with William Drabble and William Muggeridge and the Muggeridge 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place Data Records</p>

House: 15 Irvine Street



Site Details

<i>Address</i>	15 Irvine Street
<i>Lot Number</i>	P 10
<i>inHerit Data Base ID</i>	6212
<i>Mapping coordinates</i>	31°59'57.9"S 115°45'47.6"E

Property Description

<i>Construction Date</i>	c. 1905-1913
<i>Architectural Style</i>	Federation Arts & Crafts
<i>Elements</i>	Decorative gables. Return crippled verandah, terminating at entry
<i>Walls</i>	Painted brick
<i>Roof</i>	Iron
<i>Other</i>	Patterned half timbered decorative gables
<i>Modifications</i>	
<i>Setting</i>	Fenced garden, visually open to Irvine street

Background

<i>Original Owners</i>	Susan Whitfield
<i>Other Owners</i>	H Whitfield, H S Whitfield, Mrs E Whitfield, H E Cariss, H G Cariss, L W Lua
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	Association with the Whitfield family for half a century, then the Cariss family for some decades. Both families were active members of the Peppermint Grove community. Some historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	Cottages of this style and quality are comparatively rare in the suburb.
<i>Representativeness</i>	The place is a good example of the Federation Arts & Crafts style for a Peppermint Grove cottage.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey brick and iron cottage, in the Federation Arts & Crafts style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 it is part of a cultural group and a townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters Place Data Records</p>

House: 17 Irvine Street



Site Details

Address	17 Irvine Street
Lot Number	Pt 11
inHerit Data Base ID	16392
Mapping coordinates	31°59'58.1"S 115°45'48.5"E

Property Description

Construction Date	c. 1913
Architectural Style	Federation Queen Anne
Elements	Symmetrical layout with window bays surmounted by decorative gables, "blood and bandages" brickwork and render detail, bullnose verandah with cast iron decoration.
Walls	Face brickwork and render detail
Roof	Galvanised iron
Other	Timber joinery, cast iron decoration, pebbledash and half timbering
Modifications	Possible replacement of verandah flooring
Setting	Walled courtyard to street

Background

Original Owners	Adeley Slade
Other Owners	A C Slade, Perpetual Trustees, Mrs E England, Consolidated Properties & Investments, D E Pugh
Originals Designers	
Other Information	Builder: John Manners Hill

Assessments	
<i>Historical</i>	The place has a long association with the Slade family, who were an early Peppermint Grove family. The place was built for the family by prominent Peppermint Grove builder John Manners Hill. Some historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	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
<i>Social</i>	N/A
<i>Rarity</i>	There are few examples in the suburb of a Federation period place emulating the character of a Victorian Georgian residence.
<i>Representativeness</i>	The place is a representative example of its style and period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey residence of "<i>blood and bandages</i>" brickwork, bullnose verandah, iron, timber joinery and cast iron decoration, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has associations with the Slade family and John Manner 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters Place Data Records</p>

House: 19 Irvine Street



Site Details

<i>Address</i>	19 Irvine Street
<i>Lot Number</i>	pt 12
<i>inHerit Data Base ID</i>	16390
<i>Mapping coordinates</i>	31°59'58.0"S 115°45'49.1"E

Property Description

<i>Construction Date</i>	c. 1905-1910
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Austere and symmetrical cottage, finely proportioned
<i>Walls</i>	Limestone
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber verandah and joinery
<i>Modifications</i>	
<i>Setting</i>	Picket fence separating garden from street

Background

<i>Original Owners</i>	Earnest W Ryton
<i>Other Owners</i>	E Ockerby, E J Cowden, Dr G & B Cumpston, N Cumpston, D. E Diamond, R & D Thomas
<i>Originals Designers</i>	
<i>Other Information</i>	Builder: John Manners Hill

Assessments	
<i>Historical</i>	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. R Addison-Thomas was Shire President from 2011. Considerable historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	Federation Bungalow cottage of this quality and modesty are rare in the suburb.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This austere and finely proportioned limestone and iron cottage, in the Federation Bungalow style, which has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with John Manners Hill, prominent builder, the Cowden family, well known members of the community and N Cumpston former Chairman and Councillor of Peppermint Grove Shire, R Addison-Thomas Shire President; - 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.

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

Oak Park: 21 Irvine Street



Site Details

<i>Address</i>	21 Irvine Street
<i>Lot Number</i>	Pt 13
<i>inHerit Data Base ID</i>	16389
<i>Mapping coordinates</i>	31°59'58.0"S 115°45'49.9"E

Property Description

<i>Construction Date</i>	c. 1915-1920
<i>Architectural Style</i>	Federation Bungalow and Federation Queen Anne
<i>Elements</i>	Verandah, window bays, decorative gables and rough cast render to chimney are closer to Federation Queen Anne style. Symmetrical basic form, asymmetrical details.
<i>Walls</i>	Painted Brick
<i>Roof</i>	Galvanised iron
<i>Other</i>	Painted timber joinery
<i>Modifications</i>	Walls and chimneys have been painted. Free-standing timber and iron carport added
<i>Setting</i>	Brick and Iron fence to street (2020).

Background

<i>Original Owners</i>	Reverend George Potts
<i>Other Owners</i>	Reverend George Potts John Furse McMillan, J.A Richichi
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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, Cottessioe (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.
<i>Aesthetic</i>	This is an attractive place in a style which blends both Federation Bungalow and Federation Queen Anne styles.
<i>Technical</i>	There is a curious blend of symmetry and asymmetry in the design, which is not fully resolved.
<i>Social</i>	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.
<i>Rarity</i>	It is rare for a place to combine symmetrical and asymmetrical elements in this way.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick and iron residence, in a blended Federation Bungalow/Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 22 Irvine Street



Site Details

<i>Address</i>	22 Irvine Street
<i>Lot Number</i>	4
<i>inHerit Data Base ID</i>	16388
<i>Mapping coordinates</i>	31°59'59.9"S 115°45'52.3"E

Property Description

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

Background

<i>Original Owners</i>	A Marfleet, A.P.K Barrie, J A Barrie (property) APK Barrie (house)
<i>Other Owners</i>	H & L Manchester, A B Craig, A & S Craig, C A Boyd
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments

<i>Historical</i>	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.
<i>Aesthetic</i>	The place has been much adapted, much of it intrusive and in contrast to original design
<i>Technical</i>	The place has a typical California Bungalow footprint
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior

Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

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.

References

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

Additional Photos



Photo Source: Shellabears.com.au

House: 28 Irvine Street



Site Details

<i>Address</i>	28 Irvine Street
<i>Lot Number</i>	7
<i>inHerit Data Base ID</i>	16387
<i>Mapping coordinates</i>	32°00'00.2"S 115°45'54.6"E

Property Description

<i>Construction Date</i>	c. 1899
<i>Architectural Style</i>	Victorian Regency combined with Federation Bungalow cottage
<i>Elements</i>	Asymmetrical layout linked with crippled verandahs
<i>Walls</i>	Limestone
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber verandah
<i>Modifications</i>	Large additions to rear
<i>Setting</i>	Fenced courtyard to street

Background

<i>Original Owners</i>	Edmund James Houghton Nicholson
<i>Other Owners</i>	C Gale, Mrs A Bostock, J M Dickson, Miss O M Dickson, C A and M E Mackellar
<i>Originals Designers</i>	Attributed to unnamed Melbourne architect
<i>Other Information</i>	

Assessments	
<i>Historical</i>	Numbers 28, 30 and 32 Irvine Street were all built in the first decade of the twentieth century and as such form a group. The original owner, Edmund James Houghton Nicholson, was a decorated World War I veteran, who commanded the 10th Light Horse Regiment and also fought in Gallipoli. He was reputable for his distinguished and gallant services and devotion to duty in the Field (2020). Between 1904 and 1919 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.
<i>Aesthetic</i>	The place is an attractive and refined residence designed as two pavilions linked with a wide cranked verandah.
<i>Technical</i>	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.
<i>Social</i>	The residents of the place have had considerable social influence.
<i>Rarity</i>	The place is rare because of its provenance and skilful transitional style.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, iron and timber pavilion cottage, in a transitional Victorian Tudor cum Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with E J Houghton Nicholson, 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.

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

Miss Annie's Girls High School (fmr): 29 Irvine Street



Site Details

<i>Address</i>	29 Irvine Street
<i>Lot Number</i>	17
<i>inHerit Data Base ID</i>	16386
<i>Mapping coordinates</i>	31°59'58.0"S 115°45'53.0"E

Property Description

<i>Construction Date</i>	c. 1920
<i>Architectural Style</i>	Victorian Italianate
<i>Elements</i>	Fine two storey verandah to front facade, terminating in a double height bayed gable
<i>Walls</i>	Painted brick with rendered detail
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber verandah
<i>Modifications</i>	Two storey verandah to western facade added 1980's
<i>Setting</i>	Walled garden to street

Background

<i>Original Owners</i>	Annie Nisbet, School Teacher
<i>Other Owners</i>	R L Hartill, Estate R L Hartill, Dr E & E Hacking, A & R G Packer
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a fine example of the Victorian Italianate style, which was an appropriate choice for a school with a rigorous 'Victorian' curriculum.
<i>Technical</i>	The place is a textbook example of Victorian Italianate, which has retained a high degree of integrity.
<i>Social</i>	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.
<i>Rarity</i>	The place is a fine example of Victorian Italianate style which is rare in Western Australia, outside Albany.
<i>Representativeness</i>	The place is an exemplar of the Victorian Italianate style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place Data Records</p>

House: 30 Irvine Street



Site Details

<i>Address</i>	30 Irvine Street
<i>Lot Number</i>	8
<i>inHerit Data Base ID</i>	16385
<i>Mapping coordinates</i>	32°00'00.1"S 115°45'55.4"E

Property Description

<i>Construction Date</i>	c. 1905-1910
<i>Architectural Style</i>	Federation Queen Anne cum Free Classical
<i>Elements</i>	Paired timber verandah columns & bressemer, pedimented gables, tall chimneys
<i>Walls</i>	Painted brickwork and rendered detail
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery and verandah
<i>Modifications</i>	Substantial additions
<i>Setting</i>	Picket fence between garden and street

Background

<i>Original Owners</i>	A H Collison
<i>Other Owners</i>	A.L Newman, Hudson Family, S & J Farrell,
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is an attractive example of a bungalow set on an elevated site above a terraced front garden. The substantial additions intrude.
<i>Technical</i>	The place is basically a Federation Queen Anne bungalow with a verandah having columns and bressemer details in a Federation Free Classical style.
<i>Social</i>	N/A
<i>Rarity</i>	The Free Classical detailing of the verandah and pedimented gable is comparatively rare.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick and iron bungalow, in the Federation Queen Anne cum Federation Free Classical style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 32 Irvine Street



Site Details

<i>Address</i>	32 Irvine Street
<i>Lot Number</i>	9 Pt 10
<i>inHerit Data Base ID</i>	16384
<i>Mapping coordinates</i>	32°00'00.8"S 115°45'56.1"E

Property Description

<i>Construction Date</i>	c. 1900-1905
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Original chimneys, decorative gable
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Decorative plaster gable
<i>Modifications</i>	Upon inspection (2020) the original place has been demolished. Demolished 2002.
<i>Setting</i>	A new house has now been developed.

Background

<i>Original Owners</i>	T.N Drummond
<i>Other Owners</i>	Nurse Piper, R.C Godfrey
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	Numbers 28, 30 and 32 Irvine Street were all built in the first decade of the twentieth century and form a group. Between c.1913 and 1930 No 32 operated as a private hospital known as 'Nurse Piper's'. Local historical significance.
<i>Aesthetic</i>	Prior to its demolition the residence was a rundown shadow of its former lively presence. Much of the exterior facade to the street was intact apart from the loss of verandah posts and details. The original house would have been red face brickwork with contrasting render details. The contrast in colours and finishes was lost.
<i>Technical</i>	The place was a straightforward example of a Federation Queen Anne bungalow with a distinctive gable treatment.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Statement of Significance

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

- it was adapted from residential to hospital purposes in the InterWar period, when it was known as Nurse Piper's, and later adapted back to residential purposes;
- it was part of a cultural group and a townscape area.

References

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

Other Photos

2021 replacement house

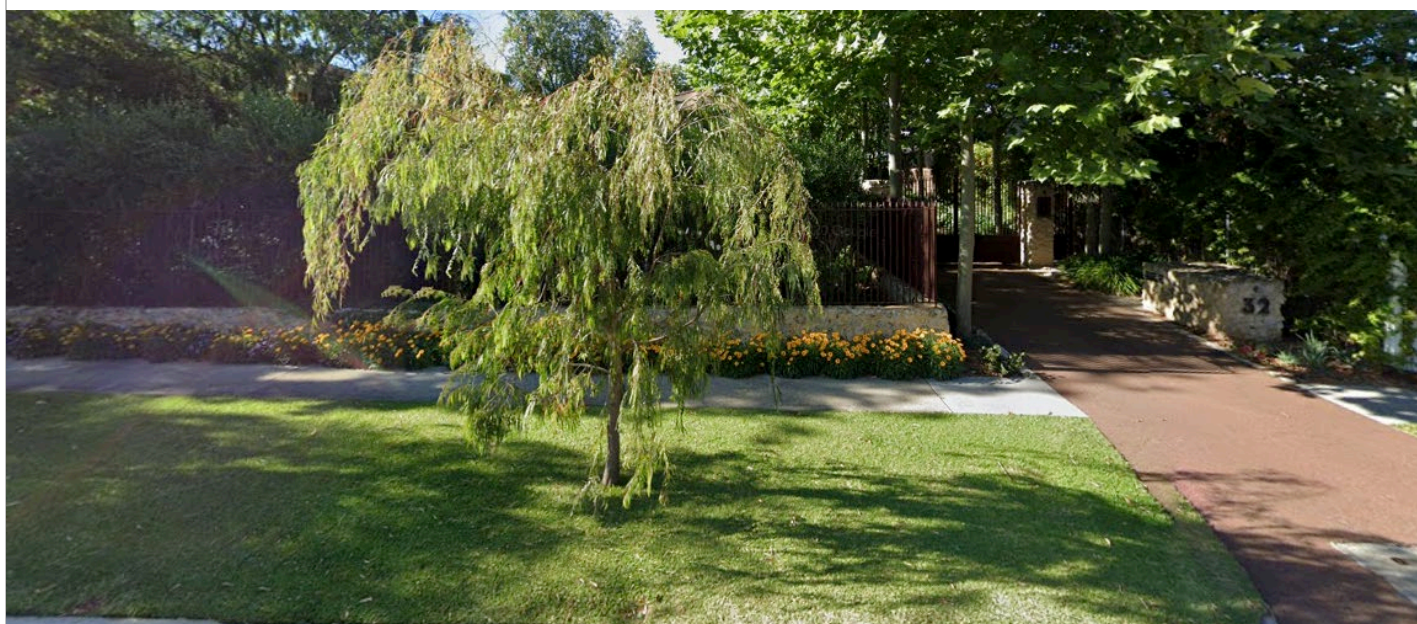


Photo Source: Google Street View

St Agnes: 39 Irvine Street



Site Details

<i>Address</i>	39 Irvine Street
<i>Lot Number</i>	65
<i>inHerit Data Base ID</i>	16383
<i>Mapping coordinates</i>	31°59'58.1"S 115°45'56.9"E

Property Description

<i>Construction Date</i>	c. 1899
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Original finishes, original verandah and chimneys
<i>Walls</i>	Sandstone
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber verandah joinery, timbered & pebbledash gable
<i>Modifications</i>	Tiled roof replaced with comigated iron, garage added extensive internal renovations.
<i>Setting</i>	Fenced garden to street

Background

<i>Original Owners</i>	D J Goyder
<i>Other Owners</i>	S L Shellabear
<i>Originals Designers</i>	J J Talbot Hobbs
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a neat, subdued version of the Federation Bungalow.
<i>Technical</i>	The place is relatively intact and has a high degree of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick and tile residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with David J Goyder, a noted local resident and accountant; - 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.

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

House: 41 Irvine Street



Site Details

<i>Address</i>	41 Irvine Street
<i>Lot Number</i>	61
<i>inHerit Data Base ID</i>	16382
<i>Mapping coordinates</i>	31°59'57.9"S 115°45'58.3"E

Property Description

<i>Construction Date</i>	c. 1904
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Bungalow style, with projecting front bay and bracketed gable with sunburst motif, skillion verandah to three facades, decorative original chimneys
<i>Walls</i>	Red brick with rendered bands and sills
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery and verandah
<i>Modifications</i>	Thoughtfully restored and extended by G Ogden. Apparent loss of decorative detail to verandah
<i>Setting</i>	Walled garden to street

Background

<i>Original Owners</i>	J James (property), R H Goodman, Judge's Associate (house)
<i>Other Owners</i>	Shining Star Investments Pty Ltd.
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a handsome example of a Federation Queen Anne style bungalow, which has been sympathetically refurbished.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	There are comparatively few places of this style with such a high level of integrity remaining.
<i>Representativeness</i>	The house is a fine example of the bungalow form of this style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick, tile and timber bungalow, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 42 Irvine Street



Site Details

<i>Address</i>	42 Irvine Street
<i>Lot Number</i>	1
<i>inHerit Data Base ID</i>	16381
<i>Mapping coordinates</i>	31°59'59.7"S 115°46'00.7"E

Property Description

<i>Construction Date</i>	1940
<i>Architectural Style</i>	InterWar Functionalist
<i>Elements</i>	Two storey with ground floor loggia and terrace above French doors, Chicago windows and concrete sunhoods
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery, solid brick balcony balustrades, concrete hoods.
<i>Modifications</i>	Sympathetic additions
<i>Setting</i>	Walled garden to street

Background

<i>Original Owners</i>	Laura Lee Steere
<i>Other Owners</i>	Allen G Tomlinson, V & S Savini
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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, however, 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.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	There were comparatively few single residences of this style constructed in Perth and fewer are still extant.
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey painted brick and tile residence, in the InterWar Functionalist style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Giessen Cottage (c.1896-1910) Urivoca (1910-1926): 42A Irvine Street



Photo Source:
Google Streetview

Site Details	
Address	42A Irvine Street
Lot Number	2
inHerit Data Base ID	16380
Mapping coordinates	31°59'59.7"S 115°45'59.4"E

Property Description	
Construction Date	c. 1896
Architectural Style	Federation Bungalow
Elements	
Walls	Jarrah weatherboard
Roof	Galvanised iron
Other	
Modifications	Recent (1960's) clumsy introduction of cast iron verandah elements
Setting	

Background	
Original Owners	Ernest Albert Andreas, Architect
Other Owners	William Robertson, Captain Waterhouse, J S & A M Coll
Originals Designers	Ernest Albert Andreas
Other Information	

Assessments	
<i>Historical</i>	42A Irvine Street Peppermint Grove was one of the earlier homes built in Peppermint Grove, as the suburb and the metropolitan area in general continued to grow with the rapid population expansion created by the 1890s gold rush immigration and a flourishing economy. The place is indicative of development in Peppermint Grove along its less salubrious Stirling Highway west-side portion in the late nineteenth and early twentieth century, when homes for individuals and families with modest assets were constructed there. The place was a primary residence of the Andreas and Robertson families, with the family descendants prominent in Peppermint Grove throughout the twentieth century. The place has an association with the architect Ernest Albert Andreas, a practitioner with complex personal associations to the suburb and with the development of other places in the district.
<i>Aesthetic</i>	42A Irvine Street Peppermint Grove utilized Jarrah weatherboard clad timber framed walls and verandahs, and 'corrugated iron' roofing, materials that were characteristic of an early and consistent vernacular architecture, more particularly in regional Western Australia. The place is an unusual example of simple late nineteenth century Federation Bungalow style housing in Peppermint Grove. The place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia.
<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>	42A Irvine Street Peppermint Grove has local associations following occupancy by Peppermint Grove residents including Andreas, Robertson, Waterhouse, White, Lee Steere, and Coll. The house contributes to a sense of place due to its obvious association with the early stages in development of Peppermint Grove.
<i>Rarity</i>	42A Irvine Street Peppermint Grove has rarity value as an extant example of a modest late nineteenth century weatherboard residence in Peppermint Grove.
<i>Representativeness</i>	42A Irvine Street Peppermint Grove is an excellent example of late nineteenth century housing in simple Federation Bungalow style, overlaid with twentieth century additions. It demonstrates the principal characteristics of its class. The place demonstrates the principal characteristics of a way of life, land-use and function. Its design also utilizes Jarrah weatherboards – a representative Western Australian style particularly utilized in south-west regional areas before clay bricks became prevalent.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
42A Irvine Street Peppermint Grove, a single storey, timber framed, weatherboard and 'corrugated iron' clad roof residence built c.1896 in simplified Federation Bungalow style, has cultural heritage significance for the following reasons:

- the place is indicative of the continued growth and expansion of residential districts in the Perth metropolitan area in the late nineteenth and early twentieth centuries;
- the place utilized Jarrah weatherboard clad timber framed walls and verandahs, and 'corrugated iron' roofing, materials that were characteristic of an early and consistent vernacular architecture, more particularly in south- west regional Western Australia;
- the place is an unusual example of simple late nineteenth century Federation Bungalow style housing in Peppermint Grove, with added improvements to facilitate family life, appropriate to the needs of its subsequent owners;
- the place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia;
- the place has local associations following occupancy by Peppermint Grove residents including Andreas, Robertson, Waterhouse, White, Lee Steere, and Coll;
- the place has an association with the architect Ernest Albert Andreas, a practitioner with complex personal associations to the suburb and with the development of other places in the district; and
- the place has rarity value as an extant example of a modest late nineteenth timber framed residence in Peppermint Grove.

References

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

Heritage advice provided by John Taylor Heritage Architect – September 2019

Tynedale: 43 Irvine Street



Site Details

<i>Address</i>	43 Irvine Street
<i>Lot Number</i>	1
<i>inHerit Data Base ID</i>	16379
<i>Mapping coordinates</i>	31°59'58.0"S 115°46'04.3"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Original style indeterminate Part 1 and part 2 storeys in height
<i>Elements</i>	
<i>Walls</i>	Brick and limestone
<i>Roof</i>	Slate Shingles
<i>Other</i>	Timber and metal joinery
<i>Modifications</i>	Major additions to the original residence by L Connell
<i>Setting</i>	Walled to street. Obscures street vantage.

Background

<i>Original Owners</i>	Susan Whitfield
<i>Other Owners</i>	Norman Temperley, L R Connell, G R Forward & J B Gilmour
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	N/A
<i>Technical</i>	N/A
<i>Social</i>	The personalities closely associated with the place were bold in their social profile and reputations.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This part one and part two storey residence, of indeterminate original style, has cultural significance because;</p> <ul style="list-style-type: none"> - 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 facade is part of a townscape area.

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

House: 44 Irvine Street



Site Details

<i>Address</i>	44 Irvine Street
<i>Lot Number</i>	36
<i>inHerit Data Base ID</i>	16378
<i>Mapping coordinates</i>	31°59'59.8"S 115°46'03.4"E

Property Description

<i>Construction Date</i>	c. 1900-1905
<i>Architectural Style</i>	Victorian Italianate
<i>Elements</i>	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.
<i>Walls</i>	Rendered brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, two storey verandah with extension
<i>Modifications</i>	Painted brickwork
<i>Setting</i>	Timber fenced garden to street

Background

<i>Original Owners</i>	Horatio Scholl
<i>Other Owners</i>	M P & J E Hall
<i>Originals Designers</i>	Charles Oldham
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	There are few examples of Victorian Italianate in the suburb or the region.
<i>Representativeness</i>	The residence is a good example of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey brick and iron residence, in the Victorian Italianate style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Altidore: 45 Irvine Street



Site Details

<i>Address</i>	45 Irvine Street
<i>Lot Number</i>	10
<i>inHerit Data Base ID</i>	16377
<i>Mapping coordinates</i>	31°59'58.2"S 115°46'06.1"E

Property Description

<i>Construction Date</i>	c. 1898-1899
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Finely detailed and pointed limestone walling. Original finely detailed timber joinery to openings, bays and verandahs, including elegant columns, bressemer and bracket details and original fish scale shingles to upper verandah above the main entry.
<i>Walls</i>	Coursed and pointed rusticated limestone
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, fish scale shingles to balcony balustrade, rendered chimneys
<i>Modifications</i>	Substantial additions. Upon inspection (2020) the house was uninhabitable and required significant restoration.
<i>Setting</i>	Set in spacious grounds with low front fence

Background

<i>Original Owners</i>	J.B Percy
<i>Other Owners</i>	John & Agnes Church, Dr J D & F S Woods
<i>Originals Designers</i>	-
<i>Other Information</i>	Approved for major restoration as part of redevelopment 2021

Assessments	
<i>Historical</i>	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 (Shire Cr) 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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	It is rare for a place to have retained such a high level of integrity in its fine and outstanding detailing.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations. Interior has an unusual vaulted double-column stairwell foyer.

Statement of Significance
<p>The two storeyed limestone, iron and timber mansion, in a sophisticated Federation Queen Anne style, has cultural significance because;</p> <ul style="list-style-type: none"> - 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.

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

House: 46 Irvine Street



Site Details	
Address	46 Irvine Street
Lot Number	100
inHerit Data Base ID	16376
Mapping coordinates	32°00'00.1"S 115°46'05.6"E

Property Description	
Construction Date	c. 1900-1905
Architectural Style	Victorian Georgian
Elements	Simple building form with surrounding skillion verandah. Strong basic pattern accommodates variations in openings and verandah uses.
Walls	Limestone
Roof	Galvanised iron
Other	Brick chimney, timber verandah, limestone fence
Modifications	Intrusive carport in front curtilage. Lot has been subdivided, with residence developed at the rear (2020).
Setting	Low walled garden to street

Background	
Original Owners	H.A Cresswell
Other Owners	A & J Smith, S.J & K.R Zerovich
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The house is reminiscent of William F Sayer 'Bleak House' in its Georgian simplicity and symmetry.
<i>Technical</i>	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.
<i>Social</i>	Like Sayer's and other public servants' houses it is conservative in style and type of accommodation.
<i>Rarity</i>	The use of styles from a previous era are comparatively rare in the suburb.
<i>Representativeness</i>	The place is a textbook example of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey stone and iron residence, in the Victorian Georgian style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Como: 49 Irvine Street



Site Details

Address	49 Irvine Street
Lot Number	36
inHerit Data Base ID	
Mapping coordinates	31°59'57.9"S 115°46'09.9"E

Property Description

Construction Date	c. 1905 - 1910
Architectural Style	Federation Bungalow
Elements	Bungalow form symmetrically planned, with surrounding crippled verandah having simple crossed balustrade and bracket details
Walls	Timber
Roof	Galvanised Iron
Other	Timber Joinery
Modifications	Upon inspection (2020), the house has been demolished and the land has been amalgamated with 51. Demolished 2004.
Setting	

Background

Original Owners	Francis Brady
Other Owners	J W & S B Booth
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	Bungalow form symmetrically planned, with surrounding crippled verandah having simple crossed balustrade and bracket details.
<i>Aesthetic</i>	The place was an attractive and lively example of its style and period.
<i>Technical</i>	The place was a textbook example of Federation Bungalow with its dominant gambrel roof and crippled verandahs. The crossed decoration adds lightness and vitality to the timber joinery.
<i>Social</i>	Francis Brady had Queensland origins and the design of 'Como' may reflect these origins. Brady's son was listed on the Scotch College 'Defenders of the Empire' as being killed during the First World War.
<i>Rarity</i>	The place was a comparatively rare example of a prestigious house of its time constructed in timber.
<i>Representativeness</i>	The place was representative of its style.

Statement of Significance
<p>This now demolished single storey timber and iron residence, in the Federation Bungalow style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was associated with Francis Brady and the burgeoning timber industry of the south-west; - it was a lively and textbook example of its style and period; - it was a prestigious timber house; - it was comparatively rare in the suburb; - it was part of a cultural group.

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

Hawthornden: 50 Irvine Street



Site Details

<i>Address</i>	50 Irvine Street
<i>Lot Number</i>	3
<i>inHerit Data Base ID</i>	16374
<i>Mapping coordinates</i>	32°00'00.3"S 115°46'08.1"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	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.
<i>Walls</i>	Coursed limestone
<i>Roof</i>	Terra cotta tiles, originally shingles
<i>Other</i>	Timber joinery, brick chimneys
<i>Modifications</i>	Sympathically restored and added to with replacement verandah by D L Agland.
<i>Setting</i>	Wall to street

Background

<i>Original Owners</i>	John Drummond
<i>Other Owners</i>	Farmer Family, T & S Emanuel, Debra Lynne Agland,
<i>Originals Designers</i>	Attributed to J J Talbot Hobbs
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a lively and notable design by J J Talbot Hobbs, which attempts to turn the corner to make the east facade as important as the northern, or street facade
<i>Technical</i>	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.
<i>Social</i>	The place was a very tangible demonstration of the revived fortunes of the Drummond family in Western Australia.
<i>Rarity</i>	The place is rare as an example of an eclectic design of a mansion in this style.
<i>Representativeness</i>	

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - it has strong historical associations with John Drummond, the Dmmmond 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 'Hawthomden' for the family properties; - it is a landmark in a townscape area.

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

House: 51 Irvine Street



Site Details

<i>Address</i>	51 Irvine Street (now 49)
<i>Lot Number</i>	Pt 15
<i>inHerit Data Base ID</i>	16373
<i>Mapping coordinates</i>	31°59'57.9"S 115°46'09.9"E

Property Description

<i>Construction Date</i>	c. 1925
<i>Architectural Style</i>	InterWar Arts & Crafts Bungalow
<i>Elements</i>	Very low pitched roof, bracketed casement windows, shingled weatherboards to ventilated and bracketed gables
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber Joinery
<i>Modifications</i>	Upon survey inspection (2020), the house has been demolished and the land has been amalgamated with 49. Demolished 2004.
<i>Setting</i>	

Background

<i>Original Owners</i>	John McCann
<i>Other Owners</i>	J W & S B Booth
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was built for John McCann, who was one of the new merchants who moved into Peppermint Grove in the InterWar period. The McCanns lived in this house for 50 years.
<i>Aesthetic</i>	The original adaptations changed the proportions of the place, particularly the changes to the verandah.
<i>Technical</i>	N/A
<i>Social</i>	The place was a comparatively modest residence which functioned as one family's home for 50 years.
<i>Rarity</i>	There were few places of this style in the suburb.
<i>Representativeness</i>	N/A

Statement of Significance
<p>This now demolished single storey brick, timber and iron residence, in the Federation Arts & Crafts bungalow style, had cultural significance because:</p> <ul style="list-style-type: none"> - it had long historical associations with the merchant John McCann, a well known member of the suburb's community from the InterWar period; - it functioned as the family residence of the John McCann's for 50 years; - it was a comparatively rare example of this style of residence in the suburb; - it was part of a cultural group and a townscape area.

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

House: 56 Irvine Street



Site Details

Address	56 Irvine Street
Lot Number	50
inHerit Data Base ID	16372
Mapping coordinates	32°00'00.2"S 115°46'10.3"E

Property Description

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

Background

Original Owners	E.J Keith Hodge
Other Owners	Geoffrey Allan Bingemann
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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 facade.
<i>Technical</i>	A skilful blending of the characteristics of two InterWar styles, which has retained a high level of integrity.
<i>Social</i>	The development of an outdoor room was a forerunner of the Postwar lifestyle change with considerable indoor-outdoor interaction.
<i>Rarity</i>	The blending of two InterWar styles in this way is relatively rare in the suburb.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey brick, render and tile bungalow, in the InterWar California Bungalow cum Moderne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Tarrington: 60 Irvine Street



Site Details

<i>Address</i>	60 Irvine Street
<i>Lot Number</i>	46
<i>inHerit Data Base ID</i>	16371
<i>Mapping coordinates</i>	31°59'59.8"S 115°46'12.2"E

Property Description

<i>Construction Date</i>	1900
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Verandah to three facades, diagonal corner bay with bracketed gable, original central chimney
<i>Walls</i>	Limestone
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	New additions
<i>Setting</i>	Tall picket fence to street

Background

<i>Original Owners</i>	Clayton Mason
<i>Other Owners</i>	W Balston
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place is a fine, but austere, example of its style. It has retained a high level of integrity.
<i>Social</i>	The place is another in the trend of conservative designs by public servants. A tradition which commenced with William Sayer and 'Bleak House'.
<i>Rarity</i>	There are few examples of this style which are austere and Georgian in character, in the suburb.
<i>Representativeness</i>	It is representative of the conservativeness of places constructed by the first generation of public servants.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, iron and timber bungalow, in the Federation of Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Johnston Street

1904- Woodbines, 1988- Gumala: 11 Johnston Street



Site Details	
Address	11 Johnston Street
Lot Number	116
inHerit Data Base ID	16370
Mapping coordinates	32°00'11.3"S 115°45'43.8"E

Property Description	
Construction Date	1904
Architectural Style	Federation Queen Anne
Elements	Timber Framed Verandah
Walls	Limestone
Roof	Corrugated Iron
Other	Timber Joinery
Modifications	Verandahs added in 1988 including decorative fretwork
Setting	Fenced garden to street

Background	
Original Owners	Ada & Edward Kenworthy,
Other Owners	J R & J M Cunningham
Originals Designers	Ronald G Oldham
Other Information	-

Assessments	
<i>Historical</i>	The place was one of the earlier homes built in Peppermint Grove, as the suburb and the metropolitan area in general continued to grow with the rapid population expansion created by the 1890s gold rush immigration and a flourishing economy. The place is indicative of development in Peppermint Grove in its less affluent south-west portion in the late nineteenth and early twentieth century, when homes for individuals and families with modest assets were constructed there. The place was a primary residence of the Benjamin and Adah Kenworthy family, a branch of the pioneer Western Australian Kenworthy family - also represented in nearby Cottesloe. The place displays the skill of the prominent architect Ronald Oldham – a practitioner with complex personal associations to the suburb and with the development of other places in the district.
<i>Aesthetic</i>	The place utilized Cottesloe limestone and brick masonry, timber framed verandah, and ‘corrugated iron’ roofing, materials that were characteristic of an early and consistent vernacular architecture in the surrounding area. The place is an unusual example of simple early twentieth century Federation Queen Anne style housing in Peppermint Grove. The place is an example of the domestic design work of prominent architect Ronald Oldham. The place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia.
<i>Technical</i>	The place is a fine austere example of the bungalow style, with new verandahs fretwork and rendered quoins, it is re-interpreted from the original integrity.
<i>Social</i>	The place has local associations following occupancy by Peppermint Grove residents Kenworthy, Dalton, Tubman, Hyde, Williams, Thomas and Cunningham. The place displays added improvements to facilitate family life, appropriate to the needs of subsequent owners. The place contributes to a sense of place for its obvious association with the early development of Peppermint Grove.
<i>Rarity</i>	The place has rarity value as an extant example of a modest early twentieth century worker residence in Peppermint Grove.
<i>Representativeness</i>	The place is an excellent example of early twentieth century housing in simple Federation Queen Anne style, overlaid with late twentieth century additions. It demonstrates the principal characteristics of its class. The place demonstrates the principal characteristics of a way of life, land-use and function. Its design also utilizes Cottesloe limestone – a representative Western Australian masonry style particularly utilized in coastal metropolitan areas before clay bricks became prevalent.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance

11 Johnston Street Peppermint Grove, a masonry walled, timber framed and 'corrugated iron' roofed single storey residence first built for the Kenworthy family during 1904 in simplified Federation Queen Anne style, has cultural heritage significance for the following reasons:

- the place is indicative of the continued growth and expansion of residential districts in the Perth metropolitan area in the late nineteenth and early twentieth centuries;
- the place utilized Cottesloe limestone and brick masonry, timber framed veranda, and 'corrugated iron' roofing, materials that were characteristic of an early and consistent vernacular architecture in the surrounding area;
- the place is an unusual example of simple early twentieth century Federation Queen Anne style housing in Peppermint Grove, with added improvements to facilitate family life, appropriate to the needs of subsequent owners;
- the place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia;
- the place has local associations following occupancy by Peppermint Grove residents Kenworthy, Dalton, Tubman, Hyde, Williams, Thomas and Cunningham;
- the place has an association with the prominent architect Ronald Oldham, a practitioner with complex personal associations to the suburb and with the development of other places in the district; and
- the place has rarity value as an extant example of a modest early twentieth century worker residence in Peppermint Grove.

References

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

Heritage advice provided by John Taylor - September 2019

House: 12 Johnston Street



Site Details

Address	12 Johnston Street
Lot Number	9
inHerit Data Base ID	16369
Mapping coordinates	32°00'13.5"S 115°45'41.7"E

Property Description

Construction Date	c. 1930
Architectural Style	InterWar California Cottage
Elements	Asymmetrical design, arts and crafts detailing to gables and verandah columns
Walls	Face brickwork
Roof	Galvanised Iron
Other	Timber joinery, limestone, asbestos sheeting
Modifications	Upon survey inspection (2020), the house has been demolished and replaced with a new residence. Demolition date not identified.
Setting	

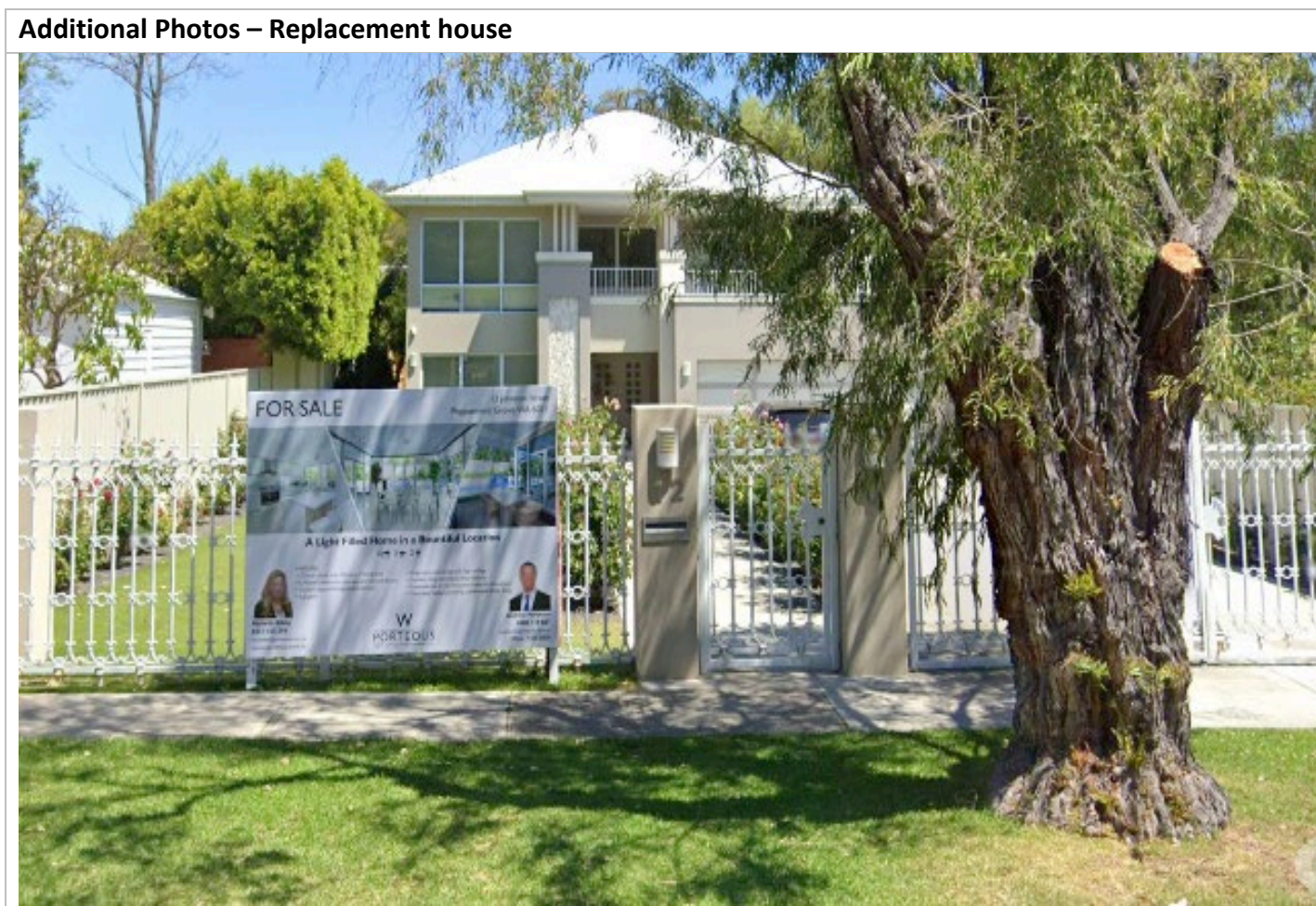
Background

Original Owners	Mrs A Keogh
Other Owners	A & C.A Keogh
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	The place was constructed for and owned by Mrs Annie Keogh since 1930. She has been an established and valued member of the Peppermint Grove Community throughout that period. Some historical significance.
<i>Aesthetic</i>	N/A
<i>Technical</i>	The place was an unadorned example of its style and period. It is one of the more modest residences in the suburb.
<i>Social</i>	The place illustrated the range of housing types available in the suburb.
<i>Rarity</i>	The continuity of occupation by one family is unprecedented within the suburb.
<i>Representativeness</i>	The place was a representative example of its style.

Statement of Significance
<p>This now demolished single storey, brick, limestone, timber and iron, in the InterWar Federation Cottage style, had cultural significance because:</p> <ul style="list-style-type: none"> - it had long historical associations with Mrs A Keogh and the Keogh family; - it was a representative example of its style and period; - it represented the range of housing types available in the suburb.

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



Speiron's Cottage: 16 Johnston Street



Site Details

<i>Address</i>	16 Johnston Street
<i>Lot Number</i>	4
<i>inHerit Data Base ID</i>	16368
<i>Mapping coordinates</i>	32°00'12.9"S 115°45'46.1"E

Property Description

<i>Construction Date</i>	c. 1910-1930
<i>Architectural Style</i>	Victorian Georgian cottage
<i>Elements</i>	Narrow verandah within speaking distance of street, symmetrical design around a central passage, bracketed eaves, U roof form, brick chimneys
<i>Walls</i>	Timber weatherboards
<i>Roof</i>	Non original Decramastic tiles replaced by corrugated steel (2019)
<i>Other</i>	Timber verandah, brick chimney, timber picket fence
<i>Modifications</i>	Roofs replaced (2020) closer to original.
<i>Setting</i>	Picket fence and cottage set 1.0m from street boundary

Background

<i>Original Owners</i>	Tobias Speiron
<i>Other Owners</i>	P.N & S.K Kilpa
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	Places of this type and style are rare in Peppermint Grove.
<i>Representativeness</i>	The place is largely intact and representative of the social diversity of the early phase of the suburb's development.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey weatherboard and tile cottage, in the Victorian Georgian style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Cloch-na-Ben: 17 Johnston Street



Site Details

<i>Address</i>	17 Johnston Street
<i>Lot Number</i>	119
<i>inHerit Data Base ID</i>	16367
<i>Mapping coordinates</i>	32°00'11.1"S 115°45'46.2"E

Property Description

<i>Construction Date</i>	1913
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Front bullnose verandah terminating at a gabled bay, gabled roof
<i>Walls</i>	Limestone over rendered base course
<i>Roof</i>	Corrugated Iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	Loss of chimneys. It appears to have been extended in its width.
<i>Setting</i>	Open garden to street

Background

<i>Original Owners</i>	Henry A Gordon
<i>Other Owners</i>	D.L Wade
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was one of the earlier homes built in Peppermint Grove, as the suburb and the metropolitan area in general continued to grow with the rapid population expansion created by the 1890s gold rush immigration and a flourishing economy. The Place is indicative of development in Peppermint Grove along its more humble Stirling Highway west-side portion in the late nineteenth and early twentieth century, when homes for individuals and families with modest assets were constructed there. The place was the residence of the Gordon family, active in local affairs for three quarters of the twentieth century.
<i>Aesthetic</i>	The place utilized brick masonry, timber framed veranda, and 'corrugated iron' roofing, materials that were characteristic of an early common style of architecture in the surrounding area. The place is an unusual example of simple early twentieth century Federation Bungalow style housing in Peppermint Grove. The place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia.
<i>Technical</i>	The form of the place is close to that of Federation Queen Anne, but its simplicity and comparative plainness make it Federation Bungalow in style.
<i>Social</i>	The place has local associations following occupancy by Peppermint Grove residents Gordon, Wade, and Horgan families. The property contributes a sense of place for its obvious association with the early development of Peppermint Grove.
<i>Rarity</i>	The place has rarity value as an extant example of a modest early twentieth century worker residence in Peppermint Grove.
<i>Representativeness</i>	The place is an example of early twentieth century housing in simple Federation Bungalow style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>17 Johnston Street Peppermint Grove, a single storey, masonry walled, timber framed and 'corrugated iron' clad roof residence built for Henry Alexander Gordon c.1913 in Federation Bungalow style, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> - the place is indicative of the continued growth and expansion of residential districts in the Perth metropolitan area in the late nineteenth and early twentieth centuries; - the place utilized brick masonry, timber framed veranda, and 'corrugated iron' roofing, materials that were characteristic of an early and consistent vernacular architecture in the surrounding area; - the place is an unusual example of simple early twentieth century Federation Bungalow style housing in Peppermint Grove, with added improvements to facilitate family life, appropriate to the needs of its subsequent owners; - the place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia; - the place has local associations following occupancy by Peppermint Grove resident families of Gordon, Wade, and Horgan; and

- the place has rarity value as an extant example of a modest early twentieth century worker residence in Peppermint Grove.

References

R. Pascoe Western Australia's Capital Suburb, Peppermint Grove
Heritage advice provided by John Taylor – September 2019

House: 20 Johnston Street



Site Details

Address	20 Johnston Street
Lot Number	6
inHerit Data Base ID	16366
Mapping coordinates	32°00'13.2"S 115°45'47.1"E

Property Description

Construction Date	c. 1930
Architectural Style	Victorian Georgian cottage
Elements	Front verandah, brick chimney
Walls	Weatherboard
Roof	Decromastic tiles
Other	Timber, brick chimney
Modifications	Upon survey inspection (2020), this property has been demolished. Demolition date not identified.
Setting	There is now (2020) a new residence situated on this lot.


Background

Original Owners	Mrs Catherine Tout
Other Owners	M.P Shea
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	The place was one of a group built by working class residents in this southern part of Peppermint Grove in the early twentieth century. Some historical significance.
<i>Aesthetic</i>	The cottage was of the form of Victorian Georgian workers cottage found in the inner suburbs of Melbourne and Sydney and the major gold rush centres of Victoria and New South Wales.
<i>Technical</i>	This utilitarian cottage did not have the finesse of the cottage at No 16, as it lacked details such as the bracketed eaves and was more pinched in its details.
<i>Social</i>	The place was part of a group reflecting the socio/economic development of Peppermint Grove, and the diversity of housing types and standards in the first phase of the suburb's development. Some social significance.
<i>Rarity</i>	Places of this previous type and style were rare in Peppermint Grove.
<i>Representativeness</i>	The place was representative of the social diversity of the early phase of the suburb's development.

Statement of Significance
<p>This now demolished single storey weatherboard and tile cottage, in the Victorian Georgian style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was a rare type and style of worker's cottage within the suburb and the Perth region generally; - it represented the range of housing types available in the suburb during its first phase of development; - it was part of a cultural group and within a townscape area.

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

Additional Photos - replacement house
 <p>Photo Source: Google Street View</p>

House: 27 Johnston Street



Site Details

<i>Address</i>	27 Johnston Street
<i>Lot Number</i>	Pt 32
<i>inHerit Data Base ID</i>	16364
<i>Mapping coordinates</i>	32°00'11.4"S 115°45'50.9"E

Property Description

<i>Construction Date</i>	c. 1930-1935
<i>Architectural Style</i>	InterWar Bungalow
<i>Elements</i>	Return verandah and timber joinery
<i>Walls</i>	Rendered brick
<i>Roof</i>	Galvanised Iron
<i>Other</i>	Timber joinery and cast aluminium (possibly not original)
<i>Modifications</i>	Upon inspection (2020), this property has been demolished. Demolished c2002.
<i>Setting</i>	There is now (2020) a different residence situated on this lot.

Background

<i>Original Owners</i>	Sarah Ann Harper
<i>Other Owners</i>	B Crommellin, Shire President, P.S & D.C Wood
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was owned and occupied until 1950 by Sarah Ann Harper. It was later owned and occupied between c. 1965- 75 by B Crommelin, former Shire Councillor and Shire President. Some historical significance.
<i>Aesthetic</i>	The residence was originally a modest and straightforward bungalow. The adaptation and the added cast aluminium decorative balustrades detracted from the original character.
<i>Technical</i>	This was a modest InterWar bungalow which repeats the pattern of a Federation Bungalow. It had been subject to adaptation.
<i>Social</i>	The place demonstrated the range of styles and standards of housing within the suburb.
<i>Rarity</i>	The style of bungalow is rare for its period of construction.
<i>Representativeness</i>	N/A

Statement of Significance
<p>This now demolished single storey rendered brick, timber and iron residence, in the InterWar Bungalow style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was association with Sarah Ann Harper and B Crommelin, businessman and former Shire President; - it was a modest and straightforward bungalow which is a rare style for its period; - the place demonstrated the range of styles and standards of housing within the suburb.

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

Additional Photos – replacement house
 <p>The photograph shows a two-story house with a light-colored exterior and a dark roof. A prominent white picket fence runs along the front of the property. A large, mature tree with dense foliage stands to the left of the house. A white car is parked in the driveway, which is partially covered by a small structure. The house has a balcony with a white railing on the upper floor. The overall setting is a well-maintained suburban property.</p>

House: 35 Johnston Street



Site Details

<i>Address</i>	35 Johnston Street
<i>Lot Number</i>	41
<i>inHerit Data Base ID</i>	16363
<i>Mapping coordinates</i>	32°00'11.2"S 115°45'53.8"E

Property Description

<i>Construction Date</i>	c. 1925-1930
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Verandah to two facades, gambrel hipped & crippled roof
<i>Walls</i>	Render, painted brickwork & pebbledash
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery
<i>Modifications</i>	Painted wail finishes
<i>Setting</i>	Open garden to street

Background

<i>Original Owners</i>	R. Aubrey Beardman, Civil Servant
<i>Other Owners</i>	A. J. Lennon, Property Developer and Shire President
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place is associated with R E Beardman and family. Beardman was a civil servant from 1925 to 1965. Some historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place is a straightforward example of a Federation Bungalow style, built midway through the InterWar period. The place has a moderate level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is a representative example of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey, painted brick and tile residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 level of integrity; - it is part of a townscape area.

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

House: 36 Johnston Street



Site Details

<i>Address</i>	36 Johnston Street
<i>Lot Number</i>	
<i>inHerit Data Base ID</i>	16362
<i>Mapping coordinates</i>	32°00'13.3"S 115°45'55.5"E

Property Description

<i>Construction Date</i>	c. 1935
<i>Architectural Style</i>	Federation Arts & Crafts
<i>Elements</i>	Simple form – modified with non-sympathetic additions
<i>Walls</i>	Timber weatherboard
<i>Roof</i>	Main roof-decromastic tiles, verandah-metal deck (non-original)
<i>Other</i>	Timber joinery, aluminum sunshade & decoration
<i>Modifications</i>	Upon survey inspection (2020), this property has been demolished. Demolished c2002.
<i>Setting</i>	New residence situated on this lot – diminished street setting.

Background

<i>Original Owners</i>	Emily Elizabeth Manghall
<i>Other Owners</i>	A & C Jordan, C.F Lorimer
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was one of the comparatively small number of timber cottages built in Johnston Street in the early twentieth century and Inter War periods. Some historical significance.
<i>Aesthetic</i>	The place was a modest and quite austere example of a style from an earlier period – a working mans cottage.
<i>Technical</i>	The style was a stripped down version of a Federation Arts and Crafts style cottage.
<i>Social</i>	The place illustrated the type and range of housing in the suburb.
<i>Rarity</i>	Places of this style were rare in the Inter War period.
<i>Representativeness</i>	Style is prevalent in Mosman Park.

Statement of Significance
<p>This now demolished single storey weatherboard and tile cottage, in the Federation Arts and Crafts style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was one of a comparatively small number of timber cottages in the suburb from the Inter War period; - it was a stripped down style from an earlier period; - it represented the type and range of housing in the suburb.

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

Additional Photos- replacement house 2020
 <p>Photo Source: Google Street View</p>

House: 43 Johnston Street



Photo Source:
Realestate.com.au

Site Details	
Address	43 Johnston Street
Lot Number	Pt 24
inHerit Data Base ID	16361
Mapping coordinates	32°00'11.2"S 115°45'56.8"E

Property Description	
Construction Date	c. 1905
Architectural Style	Federation Bungalow
Elements	Symmetrical form, verandah to three facades
Walls	Limestone
Roof	Terra cotta tiles
Other	Timber Joinery
Modifications	Addition of carport, a second storey and loss of chimneys (2020).
Setting	Brushwood fence separating garden from street (2020).

Background	
Original Owners	
Other Owners	James Carr, Anthony A Forrest, Stone family, A.S Raybould
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	Whilst the original owner is unknown the place has been owned by a number of prominent citizens of the suburb - James Carr, Anthony Forrest, the Stone family. Considerable historical significance.
<i>Aesthetic</i>	The place was 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. This has been replaced by timber.
<i>Technical</i>	The place is a fine example of its style, however, its symmetry has been intruded upon by the otherwise sympathetically designed carport and prominent rear two storey addition. It retains a moderate to high level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This double storey limestone, timber and tile residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 streetscape area.

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

Rostrevor: 46 Johnston Street



Photo Source:
Realestate.com.au

Site Details

Address	46 Johnston Street
Lot Number	Pt 18
inHerit Data Base ID	16360
Mapping coordinates	32°00'13.2"S 115°46'01.2"E

Property Description

Construction Date	c. 1910
Architectural Style	Federation Queen Anne
Elements	Verandah to two facades, between asymmetrical placement of chimneys
Walls	Brick with rendered stripes (<i>Blood and Bandages</i>)
Roof	Galvanised iron
Other	Timber joinery, painted chimneys
Modifications	Bressemer replaced horseshoe lattice screens to verandah
Setting	Hedged garden to street, oriented across intersection towards the McMillan mansion opposite

Background

Original Owners	Thomas Hope
Other Owners	J G & A M Simmons
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	Rostrevor' was the home of the Hope family and a long established place within the Peppermint Grove community. Some social significance.
<i>Rarity</i>	The place, in its original form, had a unique character of verandah, whose horseshoe rhythm emphasised the scale and generosity of the verandah.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This expansive single storey brick, render, timber and iron residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Rucambru, Grantchester: 53 Johnston Street



Photo Source:
Realestate.com.au

Site Details

Address	53 Johnston Street
Lot Number	101
inHerit Data Base ID	16359
Mapping coordinates	32°00'11.3"S 115°46'07.5"E

Property Description

Construction Date	1918
Architectural Style	Federation/InterWar
Elements	Arts & Crafts Bungalow Crippled roof, entry gable and shingled awning, pebbledash verandah balustrade, tapered chimneys
Walls	Limestone and render
Roof	Slate
Other	Timber joinery, timber shingles
Modifications	Extensive refurbishment and adaptation during the past decade to high standard by businessman Mr Warren Anderson
Setting	High metal rail fence and hedge with rendered gate posts and post top lanterns.

Background

Original Owners	Hon Charles Sommers MLC
Other Owners	Sir Lance Brisbane, Owston Nominees Pty Ltd, (Waren Anderson)
Originals Designers	John (Jack) Cochrane Smith
Other Information	-

Assessments	
<i>Historical</i>	53 Johnston Street Peppermint Grove was one of the early twentieth century homes built in Peppermint Grove, as the suburb and the metropolitan area in general continued to grow with the rapid population expansion created by the 1890s gold rush immigration and a flourishing economy. The place is indicative of development in Peppermint Grove along its more salubrious east-side portion in the early twentieth century, when homes for individuals and families with considerable assets were constructed there. The place was built as a residence for Charles Sommers, significant in Western Australian business and politics in the early twentieth century; and later owned and developed by prominent businessmen Hugh Brisbane and Warren Anderson. The place displays the skill of the prominent architect John (Jack) Cochrane Smith – a practitioner with complex personal associations to the suburb and with the development of other places in the district.
<i>Aesthetic</i>	The place utilized brick masonry, timber framed veranda and roofing, and roughcast render, materials that were characteristic of Bungalow style architecture in the surrounding area in the first portion of the twentieth century. The place is an unusual example of Federation Bungalow style housing in Peppermint Grove. The place is an example of the domestic design work of prominent architect John (Jack) Cochrane Smith. The place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia.
<i>Technical</i>	The place is a good example of the style carried over from the Federation to the InterWar period. The refurbishment has respected the characteristics of the original. The place retains a high level of integrity.
<i>Social</i>	The place has local associations following occupancy by Peppermint Grove residents Sommers, Oliver, Campbell, Masel, Brisbane, Anderson and Kopke. The place contributes to a sense of place for its obvious association with the early development of Peppermint Grove.
<i>Rarity</i>	The place has rarity value as an extant example of a residence built within the austere First World War years (1914-1918) at Peppermint Grove.
<i>Representativeness</i>	The place is an excellent example of housing in Federation Bungalow style, overlaid with late twentieth century additions. It demonstrates the principal characteristics of its class. The place demonstrates the principal characteristics of a way of life, land-use and function. Its design also utilized brick masonry, timber framed veranda and roofing, materials that were characteristic of a consistent vernacular architecture in the surrounding area in the first portion of the twentieth century.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance

53 Johnston Street Peppermint Grove, a single storey (with basement), masonry walled, timber framed and slate clad roof residence first built for Charles Sommers MLC during 1918 in Federation Bungalow style, has cultural heritage significance for the following reasons:

- the place is indicative of the continued growth and expansion of residential districts in the Perth metropolitan area in the late nineteenth and early twentieth centuries;
- the place utilized brick masonry, timber framed veranda and roofing, and roughcast render, materials that were characteristic of Bungalow style architecture in the surrounding area in the first portion of the twentieth century;
- the place is an unusual example of Federation Bungalow style housing in Peppermint Grove, with added improvements to facilitate family life, appropriate to the needs of its subsequent owners;
- the place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia;
- the place was built as a residence for Charles Sommers, significant in Western Australian business and politics in the early twentieth century; and later owned and developed by prominent businessmen Hugh Brisbane and Warren Anderson;
- the place has an association with the prominent architect John (Jack) Cochrane Smith, a practitioner with complex personal associations to the suburb and with the development of other places in the district; and
- the place has rarity value as an extant example of a residence built within the austere First World War years (1914-1918) at Peppermint Grove.

References

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

Heritage advice provided by John Taylor - September 2019

House: 60 Johnston Street



Site Details

Address	60 Johnston Street
Lot Number	4 & Pt 5
inHerit Data Base ID	16358
Mapping coordinates	32°00'12.9"S 115°46'08.4"E

Property Description

Construction Date	c. 1930
Architectural Style	InterWar Arts & Crafts Bungalow
Elements	Gambrel crippled roof form, decorative gables, verandahs to three facades, tapered chimney
Walls	Limestone, rendered brickwork
Roof	Terra cotta tiles
Other	Timber joinery, half timbering, lining panels
Modifications	
Setting	Open garden to street, with low limestone wall

Background

Original Owners	H Lefroy (property), Albert Wauchope (residence)
Other Owners	W H Vincent, the Collard family, A.M and A.J Owen
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place sits gracefully on its elevated site, with its handsome gables and verandahs looking towards The Bungalow (now demolished), and Manners Hill Park.
<i>Technical</i>	The place is a fine example of its style and period and retains a high level of integrity.
<i>Social</i>	The prominence of the site and its associations make it a landmark and valued place within the suburb.
<i>Rarity</i>	N/A
<i>Representativeness</i>	It is representative, even textbook, example of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This elevated single storey limestone, rendered brickwork, timber and tile residence, in the InterWar Arts & Crafts style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Keane Street

Street History – acknowledgement to Shannon Lovelady

Named for Edward Vivian Harvey Keane (1844-1904). Born in England, Keane was apprenticed to railway contractors William Dargen, Peto and Betts and became a civil engineer. He emigrated to Victoria in 1876 and then to South Australia where he married Lilla Rebecca Wharton White in 1877. Coming to Perth in 1877, Keane established his building company and made many strong friends with Perth's most influential men, including John and Alexander Forrest. The year he arrived, he successfully tendered for sections of the Guildford to York railway and by 1895, the extension of the line from Bunbury to Boyanup and from Geraldton to Walkaway. He built the Fremantle Town Hall and Perth Cathedral. He was the company manager for Midland Railway Co, MLC Geraldton (1886-1890), MLA Perth (1890-1891), Justice of the Peace (1891) and Mayor of Perth (1891-1892).

In 1893 he bought 16 acres of land from John Butler's original 250-acre lot at a cost of around £127 per acre. His purchase included Butler's Hump, which was promptly renamed Keane's Point. High on top with a panoramic outlook, Keane built the single storey Cappelquin House, a large home whose beautiful gardens became a well-known show piece.

After more than a decade of controversy, severe financial and physical hardship, Keane died in 1904 aged just 60. Cappelquin House was used as a rehabilitation home for returned servicemen after WW1 and is now the Clubhouse of Royal Fresh Water Bay Yacht Club.

Keane Street is said to be the first road laid in Peppermint Grove as a result of Edward Keane's decision to build a road that led directly from the Perth-Fremantle Road to his home on Keane's Point, making access to the Cottesloe Train Station easier than ferrying across Freshwater Bay to access Claremont train station. In 1900, at Talbot Hobbs' instigation, Keane Street was metal surfaced from the Perth-Fremantle Road to Hobbs' front gate. He negotiated with the Peppermint Grove Road Board to pay half the cost, as Douglas Gawler had done in View Street the year before.

Manners Hill Park Pavilion



Site Details

<i>Address</i>	Johnston, Keane, Lilla (reserve 7802)
<i>Lot Number</i>	Reserve 7802
<i>inHerit Data Base ID</i>	1928
<i>Mapping coordinates</i>	32°00'09.5"S 115°46'14.4"E

Property Description

<i>Construction Date</i>	1903
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	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.
<i>Walls</i>	Timber and Corrugated Galvanised Iron
<i>Roof</i>	Corrugated Galvanised Iron
<i>Other</i>	Decorative Lattice Gable
<i>Modifications</i>	
<i>Setting</i>	Pavilion set within a Public Reserve

Background

<i>Original Owners</i>	Crown Land
<i>Other Owners</i>	Crown Land
<i>Originals Designers</i>	Sir J J Talbot Hobbs
<i>Other Information</i>	Managed by the Shire of Peppermint Grove.

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The Pavilion is an accomplished design which skillfully relates style, scale and detail.
<i>Social</i>	A valuable and continuing site of Peppermint Grove social life. Considerable social significance.
<i>Rarity</i>	The Pavilion is one of few remaining public pavilions and one of fewer pavilions in this style (similar period to Kings Park and Queens Garden).
<i>Representativeness</i>	Authentic of period

Statement of Significance
<p>This single storeyed timber framed and corrugated galvanised iron roofed Pavilion, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 3 Keane Street



Site Details

<i>Address</i>	3 Keane Street
<i>Lot Number</i>	50
<i>inHerit Data Base ID</i>	16357
<i>Mapping coordinates</i>	32°00'04.9"S 115°45'42.3"E

Property Description

<i>Construction Date</i>	c. 1897
<i>Architectural Style</i>	Victorian Georgian
<i>Elements</i>	Bay windows, suspended timber verandahs
<i>Walls</i>	Face brickwork, limestone base to original
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	Eastern bay modified, garage at lower floor level. Lot has been subdivided, with property developed at the rear (2020).
<i>Setting</i>	Elevated above street

Background

<i>Original Owners</i>	C.H Smith
<i>Other Owners</i>	Utting family, D G & M R Crawford.
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The original form of the place is evident in the western half, whereas the eastern half has been adapted.
<i>Technical</i>	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.
<i>Social</i>	The place is valued because of its association with the early phases of local governance in the district.
<i>Rarity</i>	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.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This elevated single storey face brick and iron residence, in the Victorian Georgian style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters Place Data Records</p>

House: 8 Keane Street



Site Details

<i>Address</i>	8 Keane Street
<i>Lot Number</i>	105
<i>inHerit Data Base ID</i>	16220
<i>Mapping coordinates</i>	32°00'06.6"S 115°45'43.7"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	
<i>Elements</i>	
<i>Walls</i>	
<i>Roof</i>	
<i>Other</i>	
<i>Modifications</i>	
<i>Setting</i>	

Background

<i>Original Owners</i>	Alice Nun
<i>Other Owners</i>	P.M & R.N James
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments

<i>Historical</i>	The present residence replaces a former brick house dating from around the beginning of the twentieth century.
<i>Aesthetic</i>	
<i>Technical</i>	
<i>Social</i>	
<i>Rarity</i>	
<i>Representativeness</i>	

Statement of Significance

This site is the place of a former residence of cultural significance.

References

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

House: 9 Keane Street



Site Details

<i>Address</i>	9 Keane Street
<i>Lot Number</i>	13
<i>inHerit Data Base ID</i>	16181
<i>Mapping coordinates</i>	32°00'04.6"S 115°45'45.3"E

Property Description

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

Background

<i>Original Owners</i>	Thomas Nankivill (accountant) and Fannie Nankivill
<i>Other Owners</i>	R.S & R.E Draper
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	This place is one of a number of houses built by professional people to reside 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.
<i>Aesthetic</i>	The basic form and character of the place has been retained, however, the replacement roof and bullnose verandah have stripped original detail and finesse.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	There are comparatively few places which retain their dressed limestone and brick quoined walls, with the same level of integrity.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey dressed limestone, brick quoined, timber and iron bungalow, in a stripped Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 10 Keane Street



Site Details

<i>Address</i>	10 Keane Street
<i>Lot Number</i>	104
<i>inHerit Data Base ID</i>	16123
<i>Mapping coordinates</i>	32°00'06.7"S 115°45'44.6"E

Property Description

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

Background

<i>Original Owners</i>	W W Moyes (Clerk)
<i>Other Owners</i>	JJ & M.J Carter
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	It is comparatively rare to see the grafting of the forms from two styles as clearly as this example.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey rendered and painted bungalow, in the Federation Queen Anne style with Victorian Georgian elements, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 11 Keane Street



Site Details

<i>Address</i>	11 Keane Street
<i>Lot Number</i>	14
<i>inHerit Data Base ID</i>	16122
<i>Mapping coordinates</i>	32°00'04.8"S 115°45'46.1"E

Property Description

<i>Construction Date</i>	c. 1920
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	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
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Terracotta tiles
<i>Other</i>	Timber joinery, brick chimneys
<i>Modifications</i>	Loss of ridge detail in replacement tile roofing, painted brickwork
<i>Setting</i>	Fenced garden to street

Background

<i>Original Owners</i>	D.M Cummings
<i>Other Owners</i>	Dr R H & P M Wittenoom
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	This place was constructed for D M Cummings, c 1920. It appears his son Andrew Cummings in 1955 lived in No 34 Leake Street.
<i>Aesthetic</i>	The place is an attractive example of an early InterWar period bungalow which eclectically mixes elements of related styles.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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.

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

House: 13 Keane Street



Site Details

<i>Address</i>	13 Keane Street
<i>Lot Number</i>	39
<i>inHerit Data Base ID</i>	3876
<i>Mapping coordinates</i>	32°00'04.7"S 115°45'46.9"E

Property Description

<i>Construction Date</i>	c. 1916
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Hipped and crippled roof, plain verandah joinery, painted original chimneys
<i>Walls</i>	Painted brickwork with rendered quoins
<i>Roof</i>	Originally terra cotta tiles
<i>Other</i>	Timber joinery
<i>Modifications</i>	Roof replaced
<i>Setting</i>	Walled garden to street

Background

<i>Original Owners</i>	A. Ernest Sharland
<i>Other Owners</i>	J K Ewers, P.J Kotia-Ewers
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a handsome example of a Federation Bungalow.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is a textbook example of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single story brick, timber and tile residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 of the western end of Keane Street.

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

House: 14 Keane Street



Site Details

<i>Address</i>	14 Keane Street
<i>Lot Number</i>	35
<i>inHerit Data Base ID</i>	3875
<i>Mapping coordinates</i>	32°00'06.7"S 115°45'46.5"E

Property Description

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

Background

<i>Original Owners</i>	
<i>Other Owners</i>	D & H MacKinnon
<i>Originals Designers</i>	
<i>Other Information</i>	Modern additions removed for sale and redevelopment of west garden in 2021

Assessments	
<i>Historical</i>	N/A
<i>Aesthetic</i>	This elegant bungalow is designed to sit within a garden setting and to relate to the garden on three facades. The fourth facade would have been to the kitchen garden and work areas. The verandah is one of the finest extant verandahs in the suburb.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	Bungalows in the Victorian Italianate style are rare in Western Australia, rarer than large two storey residences in the same style.
<i>Representativeness</i>	The place is a textbook example of its style in the bungalow form.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey, brick and iron bungalow, with its extensive verandahs, in the Victorian Italianate bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 of the western end of Keane Street.

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

House: 17 Keane Street



Site Details

<i>Address</i>	17 Keane Street
<i>Lot Number</i>	17
<i>inHerit Data Base ID</i>	3873
<i>Mapping coordinates</i>	32°00'04.7"S 115°45'50.6"E

Property Description

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

Background

<i>Original Owners</i>	Caroline & John Manners Hill
<i>Other Owners</i>	Mr & Mrs A Pate, J.R & E.D Adams
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	The place has a particular social significance because of the long periods of dual occupation which John Manners Hill gave to the suburb.
<i>Rarity</i>	Few places in the suburb retain such a high level of integrity.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick, render, timber and tile bungalow, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 18A Keane Street



Photo Source:
Realestate.com.a

Site Details

<i>Address</i>	18 A Keane Street
<i>Lot Number</i>	1
<i>inHerit Data Base ID</i>	3874
<i>Mapping coordinates</i>	32°00'06.3"S 115°45'50.3"E

Property Description

<i>Construction Date</i>	1905
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Galvanised iron roof
<i>Other</i>	Timber verandah
<i>Modifications</i>	Considerable additions
<i>Setting</i>	Corner of Keane and Venn Streets, garden views direct to street.

Background

<i>Original Owners</i>	Henry Osborne (property), A & C Oliphant (house)
<i>Other Owners</i>	A & R Campbell, Henrietta Drake-Brockman, A W Wainwright, C Cotterell, B & H Neil, Z. Bafile & A.I Wood
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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
<i>Aesthetic</i>	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.
<i>Technical</i>	The place retains a reasonable level of integrity.
<i>Social</i>	The building fabric of places such as this provide important infill fabric for the suburb.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick and iron roofed cottage, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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; - is part of a wider townscape area in the western end of Keane Street.

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

House: 18 Keane Street



Site Details

<i>Address</i>	18 Keane Street
<i>Lot Number</i>	3
<i>inHerit Data Base ID</i>	3872
<i>Mapping coordinates</i>	32°00'06.7"S 115°45'51.5"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Symmetrical design, verandah to three facades, bay windows, painted chimneys
<i>Walls</i>	Limestone
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, rendered brickwork
<i>Modifications</i>	New roof, modified verandah profile, infilled bressemer to verandah, modified bay windows, garage on street frontage
<i>Setting</i>	Garden views direct to street

Background

<i>Original Owners</i>	George Greenway
<i>Other Owners</i>	R & E Lefroy, M.B.B & C.N Turner
<i>Originals Designers</i>	
<i>Other Information</i>	Builder: George Greenway

Assessments	
<i>Historical</i>	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 owned and built the limestone residence 'Tallarook' at 29 Leake Street, in a Federation Queen Anne style.
<i>Aesthetic</i>	The symmetry and form of this bungalow is close to Victorian Georgian in style and character. This style is earlier than that used for 'Tallarook'.
<i>Technical</i>	The adaptations to this place have subtly changed its character by opening the front facade with bay windows carried to floor level, the bullnose emphasizing the crippled roof form and the chimneys painted in an emphatic contrasting white.
<i>Social</i>	The place demonstrates the manner in which some parts of the area were developed speculatively or the builder acted on behalf of others.
<i>Rarity</i>	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.
<i>Representativeness</i>	The place has lost its representativeness because of its adaptations.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, iron and timber residence, in the Federation Bungalow cum Victorian Georgian style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 street community.

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

Kinneal: 20 Keane Street



Site Details

<i>Address</i>	20 Keane Street
<i>Lot Number</i>	4
<i>inHerit Data Base ID</i>	3871
<i>Mapping coordinates</i>	32°00'08.0"S 115°45'52.2"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Victorian Georgian
<i>Elements</i>	Verandah to front facade, simple gable form
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery and cast aluminum
<i>Modifications</i>	Upon survey inspection (2020) the original place appears to have been demolished. Demolition date not identified.
<i>Setting</i>	

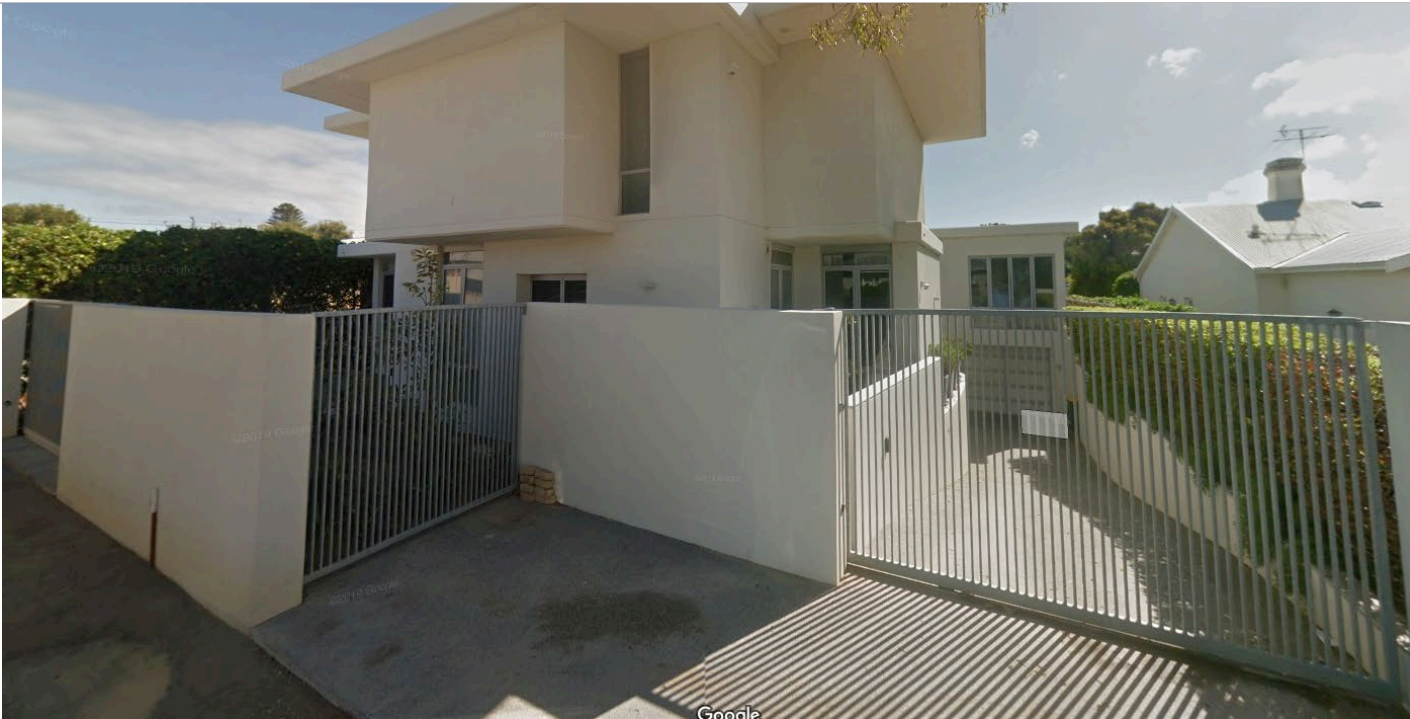
Background

<i>Original Owners</i>	G.A Holt
<i>Other Owners</i>	S.A & F.J Bailey
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	N/A
<i>Aesthetic</i>	The place was a revival style from a pre Gold Boom period.
<i>Technical</i>	The place was a straightforward example of its style and is closer to the simple and practical vernacular, almost primitive, style of pre Gold Boom period development still evident in areas such as Busselton.
<i>Social</i>	N/A
<i>Rarity</i>	There were few places in the suburb which demonstrate a vernacular form of development.
<i>Representativeness</i>	N/A

Statement of Significance
<p>This now demolished single storey brick and iron bungalow in a primitive form of Victorian Georgian style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was an early bungalow in a comparatively primitive example of its style; - it was a comparatively rare example of its style and its period; - it was part of a cultural group and a townscape area.

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

Additional Photos - Replacement house
 <p>Photo Source: Google Street View</p>

House: 21 Keane Street



Site Details

<i>Address</i>	21 Keane Street
<i>Lot Number</i>	29
<i>inHerit Data Base ID</i>	26269
<i>Mapping coordinates</i>	32°00'04.8"S 115°45'53.0"E

Property Description

<i>Construction Date</i>	
<i>Architectural Style</i>	Post War Georgian Revival
<i>Elements</i>	
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	The character of the original place is no longer evident as the extensive renovations have masked the original.
<i>Setting</i>	Brushwood fence screens view to the street

Background

<i>Original Owners</i>	A. W. Balthausen
<i>Other Owners</i>	H & D.J Hansan-Knarhoi
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The original owner owned this lot and the adjacent lot (PG 85). On visual evidence it has been extensively adapted.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	Changes to the house have diminished the street impact and appearance.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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 streetscape community.

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

House: 23 Keane Street



Site Details

<i>Address</i>	23 Keane Street
<i>Lot Number</i>	138
<i>inHerit Data Base ID</i>	16150
<i>Mapping coordinates</i>	32°00'04.7"S 115°45'53.8"E

Property Description

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

Background

<i>Original Owners</i>	A. W. Balthausen
<i>Other Owners</i>	J D & F M Lidbury
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The place was originally owned by A W Balthausen, who also owned the adjoining property. Since 1966 the place has been owned by John Lidbury (past Shire President) and Fleta Lidbury. Some historical significance.
<i>Aesthetic</i>	The place is a fine example of its Federation Gold Boom style, which makes a gesture to the more exuberant Federation styles with its timber and cast iron verandah.
<i>Technical</i>	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.
<i>Social</i>	The place has social significance because it is a handsome residence having a long term associations with a local community leader.
<i>Rarity</i>	There are comparatively few places of this style and even fewer of this quality.
<i>Representativeness</i>	The place is representative of eastern states design influences at the commencement of the Gold Boom building boom.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick and slate residence, with its timber and cast iron verandah, in the Victorian Georgian style, has significance because:</p> <ul style="list-style-type: none"> - 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 streetscape community.

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

House: 26 Keane Street



Site Details

<i>Address</i>	26 Keane Street
<i>Lot Number</i>	26
<i>inHerit Data Base ID</i>	16149
<i>Mapping coordinates</i>	32°00'06.7"S 115°45'54.5"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Queen Anne bungalow
<i>Elements</i>	Verandah to two facades, paired bays surmounted by Arts & Crafts styled gables
<i>Walls</i>	Painted brickwork, render
<i>Roof</i>	Clay tiles (non-original)
<i>Other</i>	Timber joinery
<i>Modifications</i>	Painted brickwork, loss of roof and verandah detail
<i>Setting</i>	Garden views towards the street

Background

<i>Original Owners</i>	Alice Bostock
<i>Other Owners</i>	JLS & J K Price, R S & J A Price, D.J.S & C.M Price
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The place was built by the wife of a commercial traveller c.1905, when the working-classes were building their homes in what was then 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.
<i>Aesthetic</i>	The place is an attractive example of its style and period, although its loss of colour contrasts and architectural detail have reduced the liveliness and authenticity of the original.
<i>Technical</i>	The bungalow is close to being Federation Arts & Crafts in style. The detail which was removed would (if replaced) make the place visually richer and closer in character to the Federation Queen Anne style. The place has retained a medium level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick, timber and tile residence, in the Federation Queen Anne cum Federation Arts & Crafts style bungalow, has cultural significance because:</p> <ul style="list-style-type: none"> - 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, despite removal of detail fittings, retained a medium level of integrity; - the place is part of a cultural group and streetscape community.

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

House: 28 Keane Street



Site Details

<i>Address</i>	28 Keane Street
<i>Lot Number</i>	8
<i>inHerit Data Base ID</i>	16148
<i>Mapping coordinates</i>	32°00'06.7"S 115°45'55.3"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	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
<i>Walls</i>	Painted brickwork, decorative render
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, pressed metal gable linings
<i>Modifications</i>	Extensive additions to rear.
<i>Setting</i>	Picket garden fence to street.

Background

<i>Original Owners</i>	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.
<i>Other Owners</i>	M F & Muriel Stanley, B J & C A Boylson
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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. The house and garden make a clear presentation to the street.
<i>Technical</i>	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.
<i>Social</i>	The place is one of the most visually pleasing places within the suburb and is highly regarded by the community.
<i>Rarity</i>	Many of details remain intact and this is rare.
<i>Representativeness</i>	The house is an exemplar of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick, iron, timber, render and pressed metal bungalow, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 34 Keane Street



Photo Source: Realestate.com.au

Site Details

<i>Address</i>	34 Keane Street
<i>Lot Number</i>	12
<i>inHerit Data Base ID</i>	16147
<i>Mapping coordinates</i>	32°00'06.7"S 115°45'58.3"E

Property Description

<i>Construction Date</i>	c. 1915
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Verandahs to three facades, symmetrical layout to street.
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Concrete tiles (non-original)
<i>Other</i>	Timber joinery to verandah, replacement windows and doors
<i>Modifications</i>	Painted wall finishes, replacement roof covering, brick paved verandahs.
<i>Setting</i>	Painted brick fence direct veiws towards the street

Background

<i>Original Owners</i>	Ella Love-Davies
<i>Other Owners</i>	R.G & P.G Grice
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	<p>34 Keane Street Peppermint Grove was one of the first wave of homes built in Peppermint Grove, as the suburb and the metropolitan area in general continued to grow with the rapid population expansion created by the 1890s gold rush immigration and a flourishing economy. The place is indicative of development in Peppermint Grove along its west-side portion in the late nineteenth and early twentieth century, with homes built for individuals and families with comfortable assets (upper middle-class) were constructed there.</p> <p>The place was developed by the Sayer and Dobbs families, who owned multiple land holdings in Peppermint Grove.</p>
<i>Aesthetic</i>	<p>The place utilized brick masonry, timber framed veranda, and tile roofing, materials that were characteristic of an early and consistent vernacular architecture in the surrounding area. The place is a good example of simple early twentieth century Federation Bungalow style housing in Peppermint Grove. The place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia.</p>
<i>Technical</i>	<p>The place is a textbook example of the form of a Federation Bungalow, despite its post Great War build date. The loss of some of its original detail diminishes some integrity.</p>
<i>Social</i>	<p>The place has local associations following occupancy by Peppermint Grove families of resident Goyder, Cockburn-Campbell, Paton, Hill, and Grice, and contributes to a sense of place for its obvious association with the early development of Peppermint Grove. It complements the streetscape of Keane Street.</p>
<i>Rarity</i>	<p>The place has rarity value as an extant example of a modest early twentieth century rental residence in Peppermint Grove.</p>
<i>Representativeness</i>	<p>The place is an excellent example of early twentieth century housing in Federation Bungalow style, overlaid with late twentieth century additions. It demonstrates the principal characteristics of its class. The place demonstrates the principal characteristics of a way of life, land-use and function.</p>

Property Interior
<p>Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.</p>

Statement of Significance
<p>34 Keane Street Peppermint Grove, a single storey, masonry walled, timber framed and tile roof clad roof residence first built for Ella Love-Davies during c.1915 in Federation Bungalow style, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> - the place is indicative of the continued growth and expansion of residential districts in the Perth metropolitan area in the late nineteenth and early twentieth centuries; - the place utilized brick masonry, timber framed veranda, and clay tile roofing, materials that were characteristic of an early and characteristic architecture in the surrounding area; - the place is a good example of early twentieth century Federation Bungalow style housing in Peppermint Grove, with added improvements to facilitate family life, appropriate to the needs of its subsequent owners;

- the place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia;
- the place has local associations - with the important Sayer and Dobbs families, and following occupancy by Peppermint Grove residents Goyder, Cockburn-Campbell, Paton, Hill, and Grice; and
- the place has rarity value as an extant example of a modest early twentieth century residence in Peppermint Grove.

References

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

Heritage advice provided by John Taylor - September 2019

Entrance Gates (The Bungalow)



Site Details

<i>Address</i>	38 Keane Street
<i>Lot Number</i>	
<i>inHerit Data Base ID</i>	16413
<i>Mapping coordinates</i>	32°00'05.9"S 115°46'05.8"E

Property Description

<i>Architectural Style</i>	1899
<i>Elements</i>	
<i>Walls</i>	demolished
<i>Roof</i>	demolished
<i>Other</i>	demolished
<i>Modifications</i>	demolished
<i>Setting</i>	


Background

<i>Original Owners</i>	Sir J J Talbot Hobbs
<i>Other Owners</i>	Owston Nominees P/L
<i>Originals Designers</i>	Sir J J Talbot Hobbs
<i>Other Information</i>	

Assessments	
<i>Historical</i>	'The Bungalow' was the home of Sir J J Talbot Hobbs, perhaps Western Australia's most acknowledged architect designing several well known public heritage listed buildings . Hobbs was also recognised for his contribution as a soldier both before and during the First World War, serving as deputy to Sir John Monash for part of the campaign. He was the first West Australian member of the Australian Infantry forces to be knighted.
<i>Aesthetic</i>	N/A
<i>Technical</i>	N/A
<i>Social</i>	The annual military ball was held in the spacious halls of 'The Bungalow'. Sir Talbot Hobbs was a respected and successfiil architect, who was responsible for several of the most distinguished places in the suburb. He was also recognised as one of the notable public figures of his day. Considerable social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Statement of Significance
<p>This large site of 'The Bungalow' is of cultural significance because:</p> <ul style="list-style-type: none"> - it had long historical associations with Sir JJ Talbot Hobbs, one of the foremost architects and military personnel of his day; - it had considerable social associations because of the public role of Sir J J Talbot Hobbs and 'The Bungalow' being the venue for past annual military balls. - Demolition and subdivision of the site has obliterated any vestige of previous development - Adjacent road 'Bungalow Court' commemorates the previous house and ground.

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

Additional Photos
 <p>Photo Source: Google Street View</p>

House: 39 Keane Street



Site Details

<i>Address</i>	39 Keane Street
<i>Lot Number</i>	34
<i>inHerit Data Base ID</i>	16146
<i>Mapping coordinates</i>	32°00'04.6"S 115°46'05.8"E

Property Description

<i>Construction Date</i>	c. 1930
<i>Architectural Style</i>	Indeterminate, closest to an InterWar two storey Federation Bungalow
<i>Elements</i>	Two storey verandah to two facades, solid balustrading and bressemer to verandah, rendered upper floor, with belled foot to wall for ventilation, tall original chimneys
<i>Walls</i>	Face brickwork and vermiculated render
<i>Roof</i>	Terra cotta tile
<i>Other</i>	Timber joinery and brick chimneys
<i>Modifications</i>	Upon inspection (2020) the original place has been demolished. Demolition date not identified.
<i>Setting</i>	Replaced house of contemporary early 21 st century style – withdrawn from street.

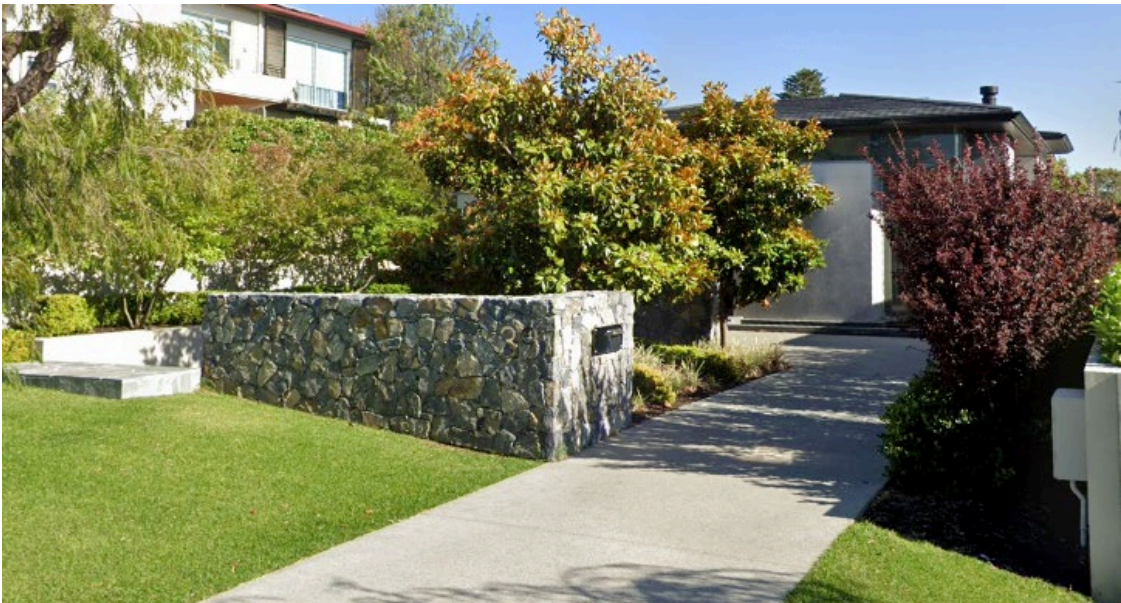
Background

<i>Original Owners</i>	Dorothy Hunn
<i>Other Owners</i>	Busby Holdings P/L
<i>Originals Designers</i>	Possibly J J Talbot Hobbs, more likely his architectural office
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was possibly designed by Sir J J Talbot, more likely it was designed by his office, for Hobbs' daughter Dorothy and her husband Sydney Hunn. The place stands opposite the entrance to the Hobbs' family estate 'The Bungalow'. Some historical significance.
<i>Aesthetic</i>	The place was a very plain, unostentatious, although substantial, residence which appears to be in sympathy with the atmosphere of the time at the beginning of the Great Depression.
<i>Technical</i>	This two storey residence appeared to follow a pattern for the design of two storey residences established by George Temple Poole in the Success Hill Residence and the former Claremont Police Station. In each of these cases a lightweight upper floor was placed over a masonry lower floor and the upper floor was ventilated from floor to eaves through the wall construction. This residence uses the same principle.
<i>Social</i>	N/A
<i>Rarity</i>	The place was rare within the suburb for its style and its period.
<i>Representativeness</i>	N/A

Statement of Significance
<p>This now demolished two storey brick, render, timber and tile residence, in an indeterminate style, most akin to a two storey InterWar version of a Federation Bungalow style, had cultural significance because:</p> <ul style="list-style-type: none"> - it had historical associations with Dorothy Hunn, daughter of Sir J J Talbot Hobbs; - it was located opposite the entry to the site of 'The Bungalow' and is part of a cultural group; - it was a technical successor to two notable George Temple Poole projects; - it was a rare example of its style and period.

References
<p>I Molyneux Looking Around Perth</p> <p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p>

Additional Photos – replacement house
 <p>The photograph shows a modern, two-story replacement house. In the foreground, there is a low, rustic stone wall and a paved driveway leading towards the house. The house has a light-colored facade and a dark roof. There are various trees and shrubs, including a large tree with yellow leaves and a bush with red flowers. The sky is clear and blue.</p> <p>Photo Source: Google Street View</p>

House: 45 Keane Street



Site Details

<i>Address</i>	45 Keane Street
<i>Lot Number</i>	13
<i>inHerit Data Base ID</i>	16145
<i>Mapping coordinates</i>	32°00'04.4"S 115°46'08.0"E

Property Description

<i>Construction Date</i>	c. 1915, replaced 1930
<i>Architectural Style</i>	InterWar Old English cum InterWar
<i>Elements</i>	Art Deco, highlighted keystones and window lintols. Bracketted Art Deco decorative gable
<i>Walls</i>	Brick and render
<i>Roof</i>	Terracotta tile
<i>Other</i>	Timber joinery, brick and render chimney, limestone pilasters flanking entry, timber tile hangings between openings on gable bay
<i>Modifications</i>	Substantial additions to rear
<i>Setting</i>	Framed views from the house through garden to street

Background

<i>Original Owners</i>	Andrew Johnson, Tradesman and Boatman (1st house)
<i>Other Owners</i>	J & D Robertson (2nd house), Mair Investments
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The first house was a weatherboard cottage built c.1915 by Andrew Johnson, one of the number of croft-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.
<i>Aesthetic</i>	The place is formal and articulated façade, consistent with the Old English style, which is relieved by the Art Deco details.
<i>Technical</i>	The place retains a high level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	The place is rare in style for the suburb.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey brick and tile residence, in the InterWar Old English cum InterWar Art Deco style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 51 Keane Street

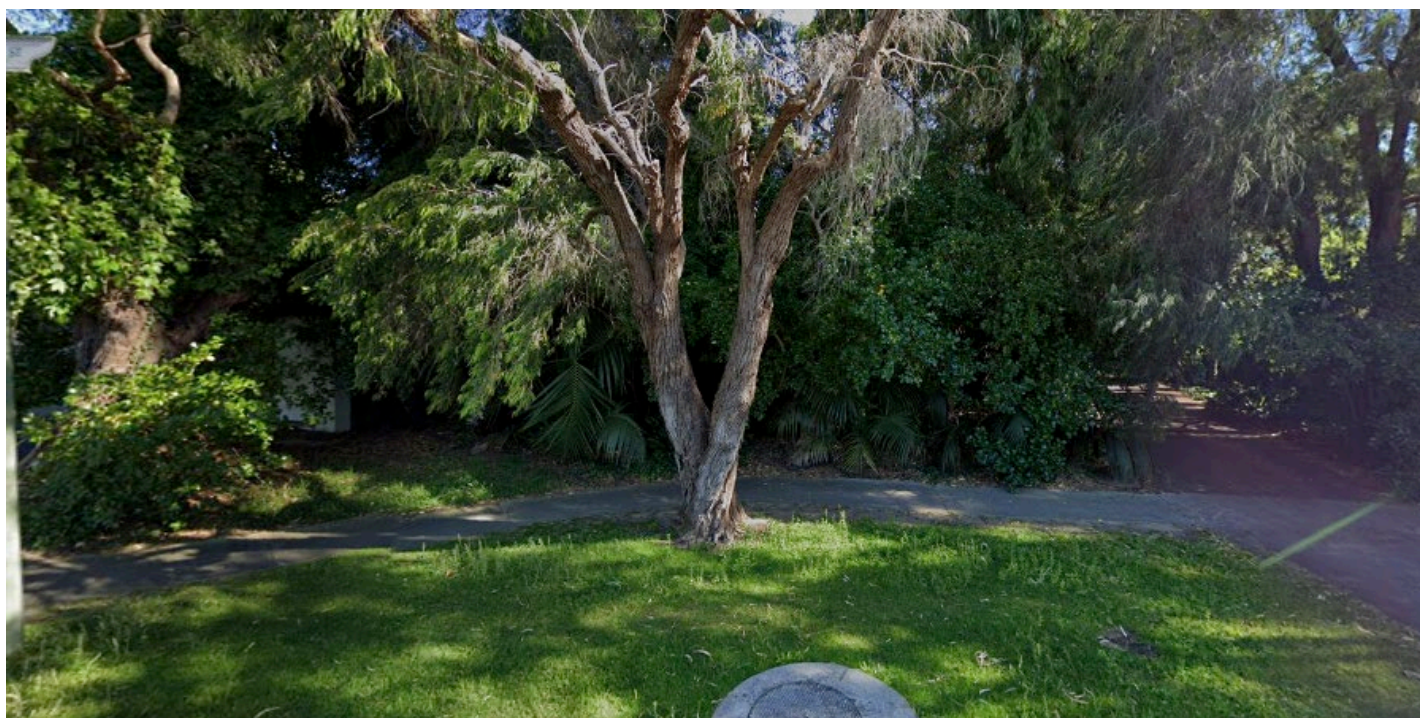


Photo Source: Google Street View

Site Details	
Address	51 Keane Street
Lot Number	16
inHerit Data Base ID	16144
Mapping coordinates	32°00'04.6"S 115°46'10.3"E

Property Description	
Construction Date	1900
Architectural Style	Federation Queen Anne Bungalow
Elements	Bay front, surmounted by a flying & bracketed gable
Walls	Painted brickwork
Roof	Cement tiles
Other	Timber joinery, plaster gables
Modifications	Painted walls, verandah removed, roof tiles replaced
Setting	Densely planted garden to street which obscures the house from the street.

Background	
Original Owners	Thomas John Foster
Other Owners	James Fowler, I.D & F.E Clairs
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	51 Keane Street Peppermint Grove was one of the earlier homes built in Peppermint Grove, as the suburb and the metropolitan area in general continued to grow with the rapid population expansion created by the 1890s gold rush immigration and a flourishing economy. The place is indicative of development in Peppermint Grove along its more affluent east-side portion in the late nineteenth and early twentieth century, when homes for individuals and families with considerable assets were constructed there. The place was a primary residence of the Thomas John Foster family, prominent in business and local affairs in the first half of the twentieth century. The place displays the skill of the prominent architect Frederick William Burwell – a practitioner with complex personal associations to the suburb and with the development of other places in the district.
<i>Aesthetic</i>	51 Keane Street Peppermint Grove utilized brick masonry, timber framed verandah and roofing, materials that were characteristic of an early and consistent vernacular architecture in the surrounding area. The place is a good example of early twentieth century Federation Queen Anne style housing in Peppermint Grove. The place is an example of the domestic design work of prominent architect Frederick William Burwell. The place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia.
<i>Technical</i>	The place is a stripped Federation Queen Anne bungalow, which has been reduced largely to its basic form. It retains a fair/medium level of integrity.
<i>Social</i>	The place has local associations following occupancy by Peppermint Grove residents Foster and Clairs. The place contributes to a sense of place for its obvious association with the early development of Peppermint Grove.
<i>Rarity</i>	The place has rarity value as an extant example of an early twentieth century merchant residence in Peppermint Grove.
<i>Representativeness</i>	The place is an excellent example of early twentieth century housing in Federation Queen Anne style, overlaid with late twentieth century additions. It demonstrates the principal characteristics of its class. The place demonstrates the principal characteristics of a way of life, land-use and function. Its design utilized a representative Western Australian masonry style as a response to increased supply of locally fired clay bricks.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>51 Keane Street Peppermint Grove, a single storey, timber frame roofed and masonry walled residence first built for Thomas John Foster during 1900 in Federation Queen Anne style, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> - the place is indicative of the continued growth and expansion of residential districts in the Perth metropolitan area in the late nineteenth and early twentieth centuries;

- the place utilized brick masonry, timber framed verandah and roofing, materials that were characteristic of an early and consistent vernacular architecture in the surrounding area;
- the place is a good example of early twentieth century Federation Queen Anne style housing in Peppermint Grove, with added improvements to facilitate family life, appropriate to the needs of its subsequent owners;
- the place has importance for its character, which contributes to the streetscape and cultural environment of the most prestigious suburb of Western Australia;
- the place has local associations following occupancy by influential Peppermint Grove residents Foster and Clairs;
- the place has an association with the prominent architect Frederick William Burwell, a practitioner with complex personal associations to the suburb and with the development of other places in the district; and
- the place has rarity value as an extant example of an early twentieth century merchant residence in Peppermint Grove.

References

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

Heritage advice provided by John Taylor – September 2019

Additional Photos – glimpse of house



House: 59 Keane Street



Site Details	
Address	59 Keane Street
Lot Number	39
inHerit Data Base ID	16143
Mapping coordinates	32°00'04.8"S 115°46'14.3"E

Property Description	
Construction Date	c. 1900
Architectural Style	Federation Arts & Crafts
Elements	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
Walls	Brickwork, painted and rendered
Roof	Terracotta tiles
Other	Timber joinery
Modifications	Large sympathetic recent additions
Setting	Rendered brick and iron garden wall to street

Background	
Original Owners	William and Olive Evans
Other Owners	N & E Braid, R.S Norgard
Originals Designers	-
Other Information	Builder: Possibly Mark Chapman

Assessments	
<i>Historical</i>	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 later subdivided and the Evans' sisters lived on one of the blocks facing The Esplanade. A brother lived at 3A View Street. The prominent Evans sisters were Olive Evans and Mrs Bessie Rischbeith who founded the Womens Service Guild. The Evans family have been active and valued members of the Peppermint Grove community for a century. Olive Evans cared for local children at this site. In more recent times the place has been associated with R S Norgard, entrepreneur and prominent member of the Perth financial community. Considerable historical significance due to resident role in civic life.
<i>Aesthetic</i>	The place is an attractive example of its style and has been extended and adapted sympathetically.
<i>Technical</i>	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.
<i>Social</i>	The duration and contribution of the Evans family to support community members in their locality reflects a pattern of social evolution common to a number of the early families of Peppermint Grove. Some social significance.
<i>Rarity</i>	There are comparatively few bungalows of this style within the suburb.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted and rendered brick, timber and tile bungalow, in the Federation Arts and Crafts style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 social 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.

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

St Columba's Presbyterian Church: Keane Street



Site Details

<i>Address</i>	Cnr of Keane and Venn Street
<i>Lot Number</i>	Pt 33 Keane Street
<i>inHerit Data Base ID</i>	1927
<i>Mapping coordinates</i>	32°00'06.4"S 115°45'48.4"E

Property Description

<i>Construction Date</i>	c. 1896- Hall, 1909-Church
<i>Architectural Style</i>	Hall - Victorian Carpenter's Gothic
<i>Elements</i>	Church - Federation Gothic Asymmetrical front facade design typical of British vernacular revival styles common during the 19th century
<i>Walls</i>	Hall - weatherboard, Church - rusticated limestone
<i>Roof</i>	Church - Slate, Hall - Galvanised Iron
<i>Other</i>	Church - rendered frames and tracery to doors and windows
<i>Modifications</i>	
<i>Setting</i>	South west corner of Keane and Venn Streets

Background

<i>Original Owners</i>	Presbyterian Church of Western Australia (current owner)
<i>Other Owners</i>	-
<i>Originals Designers</i>	Church - Louis Bowser Cumpston
<i>Other Information</i>	On State Heritage List

Assessments	
<i>Historical</i>	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 to south 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.
<i>Aesthetic</i>	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.
<i>Technical</i>	N/A
<i>Social</i>	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.
<i>Rarity</i>	The hall was the first venue available in the suburb for worship , educational and social uses.
<i>Representativeness</i>	Both the church and the hall are representative of the type and style of facilities which Protestant denominations provided at that time.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The rusticated limestone church, in the Federation Gothic style, and the weatherboard hall, in the Victorian Carpenter's Gothic style, have cultural significance because:</p> <ul style="list-style-type: none"> - 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 Presbytaian Ladies College; - the church, hall and manse form a cultural group, which also has townscape value.

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

Boat Sheds: Keane Street



Site Details

<i>Address</i>	Eastern End of Keane Street
<i>Lot Number</i>	Reserve 17113
<i>inHerit Data Base ID</i>	2278
<i>Mapping coordinates</i>	32°00'04.3"S 115°46'21.9"E

Property Description

<i>Construction Date</i>	1913-1920
<i>Architectural Style</i>	Federation Vernacular
<i>Elements</i>	Simple shed forms, with platforms and associated moorings, set offshore and reached by jetties
<i>Walls</i>	Timber weatherboards
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber decks and walkways
<i>Modifications</i>	Maintained in original style
<i>Setting</i>	North foreshore of Keane's Point, adjacent to Royal Freshwater Bay Yacht Club

Background

<i>Original Owners</i>	Royal Freshwater Bay Yacht Club (boatsheds) Crown (foreshore)
<i>Other Owners</i>	R Norgard
<i>Originals Designers</i>	Augustus Roe & Talbot Hobbs (Original builders)
<i>Other Information</i>	Builder: Augustus Roe and Talbot Hobbs

Assessments	
<i>Historical</i>	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 current position. The Yacht Club was a popular institution for 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 as a local recreation facility.
<i>Aesthetic</i>	The boatsheds are straightforward examples of their genre, but made more picturesque by their grouping and being located on the well lit north facing foreshore.
<i>Technical</i>	The boatsheds are unusual in having been relocated from anearby site. This probably meant that the piled footings were renewed at that time.
<i>Social</i>	Enjoyed by a large number of the Peppermint Grove community. Contributed to the community's social development. Considerable social significance.
<i>Rarity</i>	Boatsheds of this period located on foreshores are becoming increasingly rare.
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This group of weatherboard and galvanised iron boatsheds, in Federation Vernacular style, have cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Leake Street

Street History – acknowledge Shannon Lovelady

Named for George Leake, son of George Walpole and Rose Ellen Leake, born in Perth, 1856. In 1881 he married Louisa Burt and they had five sons and one daughter together. Louisa was the daughter of Chief Justice Sir Archibald Burt and sister of Septimus Burt who would become a major political adversary in the years after Leake entered politics in 1890. He was Leader of Opposition in 1900 when he resigned in order to take a business trip to England, and on his return, was elected as Member for West Perth. Sir John Forrest's resignation as Premier led to a brief period of political confusion in WA which resulted in Leake assuming office on 27 May 1901 after two others had failed to raise a ministry. He lost office in November of that year in a no-confidence motion, but formed a new administration on 23 December. He would not live to see the effect of his ground-breaking legislation of the Trade Unions Act, the Workers' Compensation Act and the Industrial Conciliation and Arbitration Act, for he died suddenly on 24 June 1902.

House: 9 Leake Street



Site Details

<i>Address</i>	9 Leake Street
<i>Lot Number</i>	26
<i>inHerit Data Base ID</i>	16142
<i>Mapping coordinates</i>	31°59'51.3"S 115°45'52.2"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	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.
<i>Walls</i>	Limestone and iron fence to street
<i>Roof</i>	Main roof-terra cotta tile, verandah roof-galvanised iron
<i>Other</i>	Pressed metal, pebbledash and half timbering
<i>Modifications</i>	Painted brickwork, loss of verandah detail
<i>Setting</i>	Low limestone garden wall direct views towards to street

Background

<i>Original Owners</i>	J.H.D Nettlebeck
<i>Other Owners</i>	G G E & R V Peters
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a handsome and refined example of its style, with a very well considered presentation to the street.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is highly representative of its style and could be considered an exemplar.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey bungalow constructed of limestone, brick, terra cotta tiles and iron, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 11 Leake Street



Photo Source:
realestate.com.au

Site Details

Address	11 Leake Street
Lot Number	23
inHerit Data Base ID	16141
Mapping coordinates	31°59'51.3"S 115°45'53.0"E

Property Description

Construction Date	c. 1900
Architectural Style	Federation Queen Anne
Elements	Conical candlesnuffer, hand painted stained glass by Montgomery & Grimbly of Perth
Walls	Coursed and rusticated limestone
Roof	Galvanised iron, fishscale pressed metal
Other	Timber joinery
Modifications	Substantial glasshouse additions at the rear. Second storey added.
Setting	Limestone and iron fence to the street

Background

Original Owners	Benjamin Fysh
Other Owners	A & K Norrie, K A Negoescu
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a lively and intriguing example of its style with its play of round corner, conical candlesnuffer, arched front window, arched bressemer to the verandah and interplay of finely worked joinery and rusticated limestone.
<i>Technical</i>	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 last 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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is one of a number of J J Talbot Hobbs bungalows and mansions within the suburb.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This double storey rusticated limestone, iron and timber bungalow, with its conical candlesnuffer, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 15 Leake Street



Photo Source:
Realestate.com.au

Site Details

Address	15 Leake Street
Lot Number	150
inHerit Data Base ID	16140
Mapping coordinates	31°59'51.4"S 115°45'54.5"E

Property Description

Construction Date	c. 1900
Architectural Style	Victorian Georgian cum Federation Bungalow, side entrance
Elements	Verandah to two facades, diagonal corner bay, rendered string courses to bays, bracketed eaves, with bracket detail repeated at heads of verandah concrete columns
Walls	Rusticated limestone
Roof	Cement tiles
Other	Timber joinery and concrete columns
Modifications	Replacement roof and loss of roof detail, InterWar replacement of original verandah columns, additions to the rear.
Setting	Walled garden to street

Background

Original Owners	Mrs F (Mattie) Walsh
Other Owners	F M & G L Kennedy
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	Mattie Walsh was part of the turn of the century social set, taking part in social events such as local tennis parties.
<i>Aesthetic</i>	The strongly proportioned verandah and the extensive and simple use of the original limestone walling gives the place a visual coherence.
<i>Technical</i>	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.
<i>Social</i>	Only by association with provenance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey limestone, tile and concrete bungalow, in an adapted Victorian Georgian cum Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 19 Leake Street



Site Details

<i>Address</i>	19 Leake Street
<i>Lot Number</i>	10
<i>inHerit Data Base ID</i>	16139
<i>Mapping coordinates</i>	31°59'51.2"S 115°45'56.0"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Verandah to two facades, projecting octagonal bay surmounted with a decorative flying gable
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, pebbledash
<i>Modifications</i>	Loss of decorative detail, painted brickwork
<i>Setting</i>	Walled garden. Place is obscured by dense vegetation (2020).

Background

<i>Original Owners</i>	Alfred W Canning, Surveyor
<i>Other Owners</i>	H C Cameron; Mrs E Bond
<i>Originals Designers</i>	-
<i>Other Information</i>	Home of Mrs E Bond a socialite associated with Americas Cup era of Perth.

Assessments	
<i>Historical</i>	The place was the home of A.W Canning, eponymous surveyor of the Canning Stock Route. The route was developed to aid the movement of cattle from the Kimberley (Halls Creek) to the southern Goldfields (Wiluna). As was often the case with early European routes it incorporated many aboriginal sites. Canning's expedition left Day Dawn on 7 May 1906. It arrived at Halls Creek on 29 March 1906. The return journey with cattle began in February 1907 and Canning and his party were given a civic welcome by Premier Forrest on their return on 20 July 1907. Canning left again on a well-sinking expedition along the route in 1908, returning two decades later to recondition the wells in 1930 at the age of 70. Canning owned (and sometimes occupied) 19 Leake Street between c.1900 and c. 1920/25. Considerable historical significance.
<i>Aesthetic</i>	The place is a stripped variant of the Federation Queen Anne style with plain details and little apparent interest in the visual delight often associated with the style.
<i>Technical</i>	A straightforward and plain version of the style, retaining a medium level of integrity.
<i>Social</i>	The knowledge and folklore associated with the Canning Stock Route give the place associations with one of the notable feats of Western Australian exploration and a critical route for the cattle industry, which has become a supply route and cultural tourism route in latter days.
<i>Rarity</i>	Due to provenance.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick, iron and timber bungalow, in a plain version of the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has close associations with Alfred Canning, famous surveyor, explorer and founder of the iconic Canning Stock Route; - it is part of a cultural group and a townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>F.W Bateson ' The Story of the Canning Stock Route' in Early Days Dec. 1942</p> <p>Gard, R. Canning Stock Route, retracing the HallsCreek-Wiluna Stock Route</p> <p>Heritage advice provided by Stephen Carrick 29/10/19</p>

Additional Photos - original house



House: 27 Leake Street



Site Details

<i>Address</i>	27 Leake Street
<i>Lot Number</i>	65
<i>inHerit Data Base ID</i>	16138
<i>Mapping coordinates</i>	31°59'51.3"S 115°45'58.9"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Verandahs to three facades, bay windows including a diagonal corner bay, paired diagonal chimneys
<i>Walls</i>	Brickwork and rendered bands
<i>Roof</i>	Main roof-terra cotta tiles, Verandah-galvanised iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	Extended verandah, substantial additions to rear and altered roof
<i>Setting</i>	Walled garden to street

Background

<i>Original Owners</i>	Geoffrey G Martin
<i>Other Owners</i>	Dan, C.R and S.L
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	Geoffrey G Martin, one of the vigorous young merchants who moved into the area in the first decade of the twentieth century, owned the place for 3 decades until 1935. His daughter attended Miss Annie's school.
<i>Aesthetic</i>	The place is a representative example of the Federation Queen Anne style of architecture
<i>Technical</i>	The place is clearly Federation Queen Anne in the picturesque style with which the main body of the residence is modelled. The verandah is closer to a Federation Bungalow style with its bullnose verandah being simpler and more bodily proportioned the house behind. It retains a high level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey brick, render, tile and iron residence, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - it is associated with Geoffrey G Martin and his family, who were part of the wave of vigorous merchants who moved into the suburb during the Gold Boom period; - the family were well known members of the community and used the suburb's facilities; - it is a lively and vigorous example of its style and period and is part of a cultural group and townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Heritage advice provided by Stephen Carrick 29/10/19</p>

House: 28 Leake Street



Site Details

<i>Address</i>	28 Leake Street
<i>Lot Number</i>	102
<i>inHerit Data Base ID</i>	16137
<i>Mapping coordinates</i>	31°59'53.3"S 115°45'53.1"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Victorian Georgian
<i>Elements</i>	
<i>Walls</i>	Limestone & render
<i>Roof</i>	Roof tiles
<i>Other</i>	Limestone & concrete
<i>Modifications</i>	New chimneys and verandah columns
<i>Setting</i>	Limestone and iron fenced garden to street

Background

<i>Original Owners</i>	G.E Front, Grain Merchant
<i>Other Owners</i>	W H Baird, Professor Bemdt and Dr C Bemdt, D.G Ewan & J.B Goyder-Ewan
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	<p>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 Bemdt, 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.</p> <p>Exceptional historical significance due to their influence in WA cultural awareness.</p>
<i>Aesthetic</i>	<p>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 facade.</p>
<i>Technical</i>	<p>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 the its style and the lower roof pitches of the style. The place retains a moderate level of integrity.</p>
<i>Social</i>	<p>The place is highly regarded by the Peppermint Grove community for its historical associations with influential families in WA society.</p>
<i>Rarity</i>	<p>Few places in the suburb have such a range of historical associations.</p>
<i>Representativeness</i>	<p>The historical associations reflect the important phases of the suburb's development.</p>

Property Interior
<p>Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.</p>

Statement of Significance
<p>This single storey, limestone, render and tile residence, in the Victorian Georgian style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has exception historical significance because of the associations with G E Prout, W H Baird and C & R Bemdt; - it is a pre Gold Boom period style constructed during the Gold Boom period; - it is part of a cultural group and townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p>

House: 29 Leake Street



Site Details

Address	29 Leake Street
Lot Number	66
inHerit Data Base ID	16136
Mapping coordinates	31°59'51.3"S 115°45'59.9"E

Property Description

Construction Date	c. 1905
Architectural Style	Federation Queen Anne
Elements	Diagonal corner bays, with decorative gables, diagonal corners to verandahs, original verandah joinery & original chimneys
Walls	Limestone
Roof	Galvanised iron
Other	Timber joinery
Modifications	
Setting	Fenced garden to street

Background

Original Owners	G. Greenway, Builder
Other Owners	Sir Eric & Lady Kathleen Sandover, S.E and M.L Henderson
Originals Designers	
Other Information	Builder: G. Greenway

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is representative of the standard of Greenway's competence as a builder and stonemason.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, iron and timber bungalow, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 31 Leake Street



Site Details

<i>Address</i>	31 Leake Street
<i>Lot Number</i>	101
<i>inHerit Data Base ID</i>	16135
<i>Mapping coordinates</i>	31°59'51.5"S 115°46'00.7"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Victorian Italianate
<i>Elements</i>	Bull nosed verandah to two facades, terminating in octagonal bay facing street, single storey verandah to third facade, simple elegant joinery to verandah
<i>Walls</i>	Limestone rusticated and rendered surrounds to openings
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	Second storey and extensive additions to the rear added by C Hartz in 1980's.
<i>Setting</i>	Limestone and iron garden fence to street

Background

<i>Original Owners</i>	Jessie Stock
<i>Other Owners</i>	C R Hartz
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The life of Jessie Stock, the original owner is not well documented. Mr Clive Hartz, a later owner, was a very successful property developer during the 1970s-80s, who has undertaken extensive refurbishment and restoration of the residence.
<i>Aesthetic</i>	In the use of its style the place may reflect an eastern states influence, perhaps a Victorian or Melbournian influence, a similar style was popular there following the building boom associated with the gold rush of the 1850s and 1860s.
<i>Technical</i>	The place is one of the finest examples of a subdued Victorian Italianate example in the suburb, and perhaps the metropolitan region. It is an exemplar. It has a high level of integrity.
<i>Social</i>	The refurbishment of the place has re-established the place in the appreciation of the community.
<i>Rarity</i>	There are few examples of Victorian Italianate and fewer of this quality in the suburb.
<i>Representativeness</i>	The place is an exemplar of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This large two storeyed limestone, timber and iron residence, in the Victorian Italianate style, has cultural significance because:</p> <ul style="list-style-type: none"> - it is associated with an early resident, Jessie Stock, and prominent property developer Clive Hartz; - it is a fine example of its style which has retained a high level of integrity; - it is a style which was popular in the eastern states, particularly for large residences in Melbourne built following the eastern states gold rush; - it is part of a cultural group and a townscape area.

References
R. Pascoe Western Australia's Capital Suburb, Peppermint Grove
Heritage advice provided by Stephen Carrick 29/10/19

House: 32 Leake Street



Photo Source:
Realestate.com.au

Site Details

<i>Address</i>	32 Leake Street
<i>Lot Number</i>	107
<i>inHerit Data Base ID</i>	16134
<i>Mapping coordinates</i>	31°59'53.3"S 115°45'54.5"E

Property Description

<i>Construction Date</i>	1914
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Verandah to two facades, diagonal entry, decorative gables & original chimneys
<i>Walls</i>	Painted brickwork
<i>Roof</i>	Cement tiles
<i>Other</i>	Render, pebbledash, half timber
<i>Modifications</i>	Painted finishes and cement tiles to roof
<i>Setting</i>	High garden wall to street

Background

<i>Original Owners</i>	C E Turville
<i>Other Owners</i>	G A & P E Maslen
<i>Originals Designers</i>	
<i>Other Information</i>	Builder: C E Turville

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	This basic house form appears to have become one of the possible patterns for Federation Queen Anne residences in the suburb.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick, timber and tile residence, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Brockley: 34 Leake Street



Site Details

Address	34 Leake Street
Lot Number	105
inHerit Data Base ID	16121
Mapping coordinates	31°59'53.4"S 115°45'56.0"E

Property Description

Construction Date	1914
Architectural Style	Federation Bungalow
Elements	Sunhat roof, verandahs to three sides
Walls	Face brickwork
Roof	Terra cotta tile
Other	Timber joinery, rendered chimney
Modifications	Porte cochere removed. Additional storey.
Setting	Picket fence to street

Background

Original Owners	Charles J Locke, Furniture Importer
Other Owners	A.C Cummings
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The symmetry of this simple, but impressive bungalow, is distinguished by the off centre location of the prominent chimney. Entrance retained in western elevation.
<i>Technical</i>	The place is a model of its style, apart from asymmetry of 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.
<i>Social</i>	N/A
<i>Rarity</i>	Bungalows as straight forward as this one are rare in the suburb.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This double storey brick, timber and iron residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 36 Leake Street



Site Details

Address	36 Leake Street
Lot Number	38
inHerit Data Base ID	16132
Mapping coordinates	31°59'53.5"S 115°45'56.8"E

Property Description

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

Background

Original Owners	S W & Annie Hope Wilson
Other Owners	A McBride McClelland, R D & R L Lilley
Originals Designers	-
Other Information	-

Assessments

<i>Historical</i>	The place was built for the Wilsons who lived in it for 20 years. In 1924 it was owned and occupied by A. McBride McClelland, Manager of Wesfarmers, Stock Department. McClelland is another of the senior managers of major rural agencies to be residents of the suburb. His son Alister Ivan McClelland took over the house c.1950 and lived there for over 40 years. His daughter, Mrs Roslind Lilley McClelland took over the house in 1994. The house has been in the same family since 1924. Some historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place is a fine, although quirky, example of Federation Bungalow, with its gazebo, front entry and chinneys 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.
<i>Social</i>	The place is held in high esteem because of its striking presence.
<i>Rarity</i>	The decorative entry statement is a rare element for this style.
<i>Representativeness</i>	N/A

Property Interior

Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance

This double 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 McClelland families for over 90 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.

References

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

House: 37 Leake Street



Photo Source:
Reiwa.com.au

Site Details

<i>Address</i>	37 Leake Street
<i>Lot Number</i>	10
<i>inHerit Data Base ID</i>	16104
<i>Mapping coordinates</i>	31°59'51.6"S 115°46'07.9"E

Property Description

<i>Construction Date</i>	1896 plus numerous additions
<i>Architectural Style</i>	Victorian Rustic Gothic
<i>Elements</i>	Two storey semi enclosed corner verandah, two storey bay windows, decorative gables, brick chimneys
<i>Walls</i>	Painted hardwood Jarrah structure and Oregon (fittings and windows)
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, brick chimneys
<i>Modifications</i>	At the time of site visit (2020), the place was experiencing extensive restoration
<i>Setting</i>	Picket fenced garden to street

Background

<i>Original Owners</i>	Thomas William Whitley, then Alexander Forrest. Conrad Frederick Barrymore
<i>Other Owners</i>	Cora and Frederick Barrymore (1902), John Thompson (1926), Dr Vincent and Mrs Dorothy Cooper (1951) and Prof. John D & M B Martin (1960), Roderick Cooper and Gail Spiers (2017)
<i>Originals Designers</i>	Wilkinson and Smith
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	From c.1905 to c.1925 owned by the Banymore family, valued members of the Peppermint Grove community. The place was occupied by Dr Vincent Cooper, a prominent medical practitioner of his day, and a member of the local yacht club, throughout the 1950's. The place was later owned and occupied by successful 1950's merchant, John Thompson. Since 1963 owned by Professor John David Martin and subsequently acquired by Dr Cooper's son. Considerable historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place was mistakenly reputed to be built of Canadian Red Wood. Recent renovations however indicate it is jarrah. Windows, doors and fittings are Oregon It was architect designed like The Cliffe, and built from mostly WA timber.
<i>Social</i>	The residence is unusual in the Peppermint Grove context where few timber houses were built on such a scale and fewer have survived. It is a quirky design and valued by the community for this reason.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, some features and fittings of this place hold some heritage value.

Statement of Significance
<p>This large two storey Jarrah and iron house, in the Victorian Rustic Gothic style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with Alexander Forrest, the Barrymore family, John Thompson, Dr Vincent Cooper 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>R. Marchant James Heritage of the Pines A history of Cottesloe</p>

Additional Photos – renovation work in progress.



House: 38 Leake Street



Site Details

<i>Address</i>	38 Leake Street
<i>Lot Number</i>	37
<i>inHerit Data Base ID</i>	16103
<i>Mapping coordinates</i>	31°59'53.4"S 115°45'57.6"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Bullnose verandah to two facades, gambrel hipped roof, symmetrical chimney
<i>Walls</i>	Rendered and painted brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	Carport addition
<i>Setting</i>	Painted brick and iron garden fence to street

Background

<i>Original Owners</i>	Edward Harrison (first house), Thomas Bate
<i>Other Owners</i>	Henry Clifton, Patricia Stephenson, M.Dean
<i>Originals Designers</i>	-
<i>Other Information</i>	Builder: Thomas Bate

Assessments	
<i>Historical</i>	This place was built on the site of Edward Harrison's house, by Thomas Bate. Mr 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.
<i>Aesthetic</i>	The place is an attractive and straightforward example of its style, which has been sympathetically adapted to current standards and requirements.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey brick and iron residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 40 Leake Street

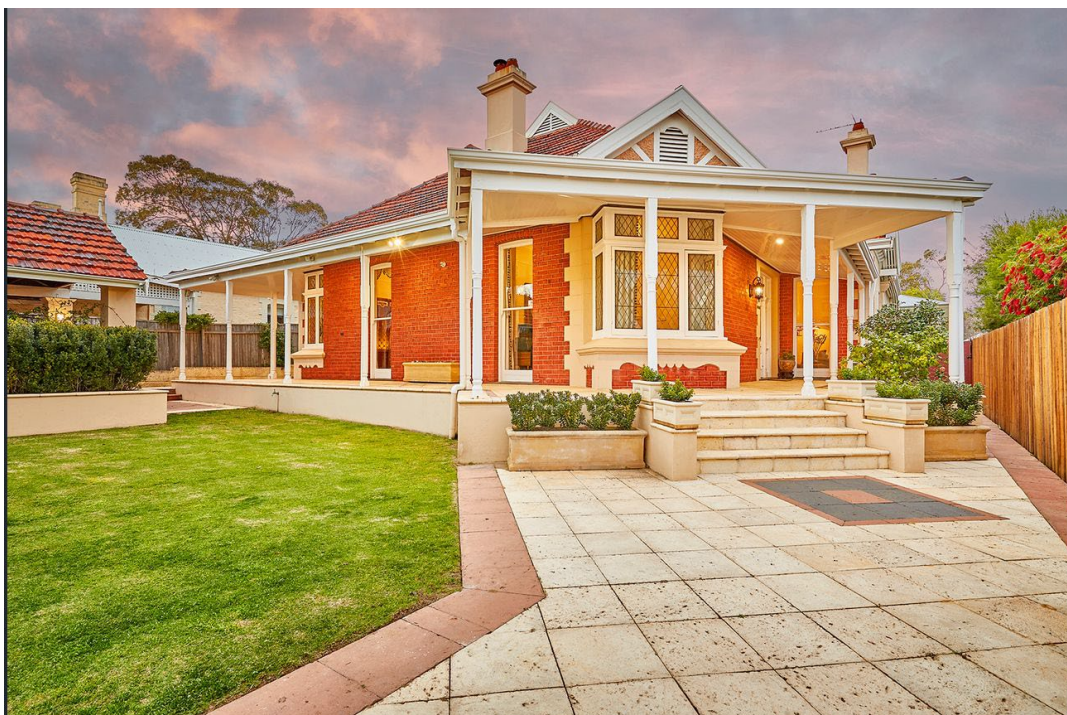


Photo Source:
Realestate.com.au

Site Details

<i>Address</i>	40 Leake Street
<i>Lot Number</i>	36
<i>inHerit Data Base ID</i>	26122
<i>Mapping coordinates</i>	31°59'53.3"S 115°45'58.4"E

Property Description

<i>Construction Date</i>	c. 1913
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Verandah to two facades, diagonal window and verandah bay, decorative gables. Additional storey
<i>Walls</i>	Tuck pointed brickwork
<i>Roof</i>	Tiles
<i>Other</i>	Render detail, timber joinery
<i>Modifications</i>	Stripped of original details and finishes, reconstructed verandah, chimney rendered. Second storey added.
<i>Setting</i>	High render and iron fence with direct views between the house and the street.

Background

<i>Original Owners</i>	Griffith G John
<i>Other Owners</i>	V.R Frazer
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The place is a striking, emphatic example of its style. The recent paring down of details and heightening the colour contrasts results in loss of subtlety
<i>Technical</i>	The place retains the basic form and proportioning of its style, but has lost much of its original detail and integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This double storey brick, timber and tile bungalow, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 42 Leake Street



Photo Source:
Airey.com.au

Site Details

<i>Address</i>	42 Leake Street
<i>Lot Number</i>	49
<i>inHerit Data Base ID</i>	16102
<i>Mapping coordinates</i>	31°59'53.3"S 115°45'59.1"E

Property Description

<i>Construction Date</i>	c. 1910-1913
<i>Architectural Style</i>	Victorian Georgian
<i>Elements</i>	Verandah to front facade, open gable entry, symmetrical layout
<i>Walls</i>	Painted limestone, painted brick quoining
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery
<i>Modifications</i>	Painted finishes, recent conversion from duplex
<i>Setting</i>	High rendered wall between paved forecourt and street

Background

<i>Original Owners</i>	Frederick Wedge, Gentleman.
<i>Other Owners</i>	B.S Butcher
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was constructed for Frederick Wedge, gentleman.
<i>Aesthetic</i>	The place is an attractive example of its style with a welcoming central entry, symmetrical presentation and pleasing proportions.
<i>Technical</i>	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 verandah relates to the front facade shows some influence of the Federation Bungalow style. It has a moderate to high level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	The place is a comparatively rare example of the style built so close to the time of the Great War.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, brick, timber and iron residence in the Victorian Georgian style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 50 Leake Street



Site Details

<i>Address</i>	50 Leake Street
<i>Lot Number</i>	4
<i>inHerit Data Base ID</i>	8776
<i>Mapping coordinates</i>	31°59'53.3"S 115°46'00.9"E

Property Description

<i>Construction Date</i>	c. 1913
<i>Architectural Style</i>	Federation Queen Anne bungalow
<i>Elements</i>	Crippled hip roof. Arts and Crafts bracketed and pebble dashed gable, California bungalow influence to verandah, original form of chimneys
<i>Walls</i>	Painted brickwork, render
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, pebbledash
<i>Modifications</i>	Inspection (2020) confirmed the original place has been demolished. Demolition date not identified however property cleared since 2015.
<i>Setting</i>	Currently (2020) a vacant block of land

Background

<i>Original Owners</i>	Sarah Jane Symonds
<i>Other Owners</i>	J.J Rose.
<i>Originals Designers</i>	JJ Talbot Hobbs
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was built by Hobbs for his daughter. No's 50, 52, 54 and 56 Leake Street were all built on land originally owned by Joseph Talbot Hobbs and later subdivided for his children. It is likely he designed the houses himself. Considerable historical significance.
<i>Aesthetic</i>	The design of the place quietly and attractively integrated the prevailing residential design trends of the immediate pre Great War period.
<i>Technical</i>	The place was transitional in style, displaying the basic form of Queen Anne, whilst integrating elements of Arts and Crafts and California Bungalow styles.
<i>Social</i>	Example of second generation housing for members of a family that grew up in Peppermint Grove.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place demonstrated the residential design trends in the immediate pre Great War period and was part of a grouping.

Statement of Significance

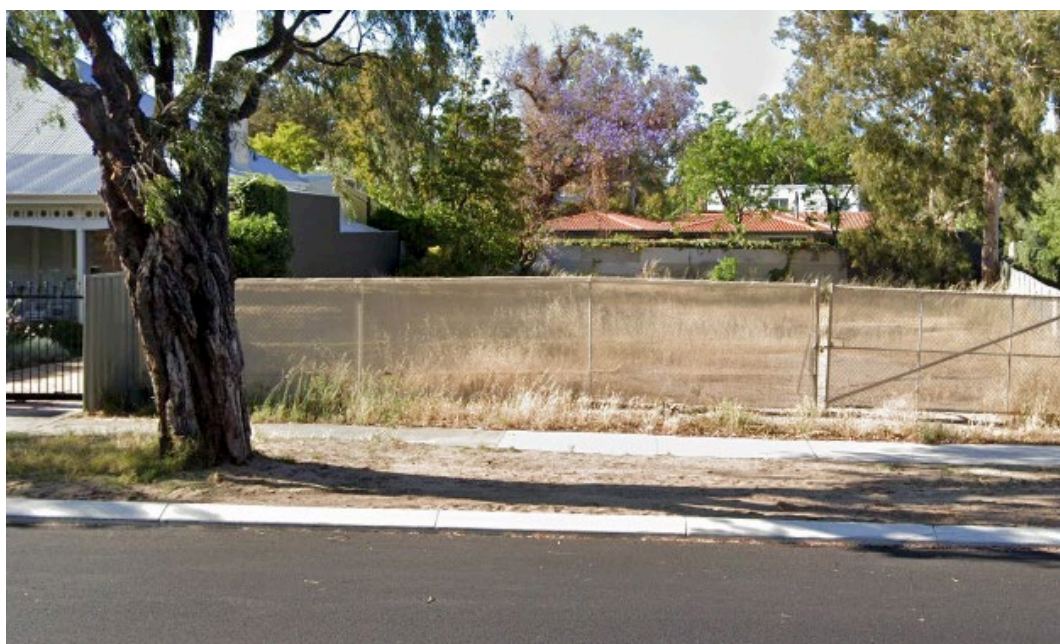
This now demolished single storey brick and iron residence, in the Federation Queen Anne style, with elements of Arts and Crafts and California Bungalow styles, had cultural significance because:

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

References

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

Additional Photos- December 2020



Osmond: 52 Leake Street



Photo Source:
Airey.com.au

Site Details

Address	52 Leake Street
Lot Number	3
inHerit Data Base ID	1932
Mapping coordinates	31°59'53.1"S 115°46'01.6"E

Property Description

Construction Date	c. 1913
Architectural Style	Federation Queen Anne Bungalow
Elements	Crippled hip main roof, hipped roof to front room, Arts and Crafts style casement windows, large verandah
Walls	Painted brickwork
Roof	Galvanised iron
Other	Timber joinery
Modifications	Extensively altered and extended in 1990's by Neil Robertson, Architect.
Setting	Open fenced garden with direct views to street

Background

Original Owners	Augustus Lockyer Abbott
Other Owners	Archland Holdings Pty Ltd
Originals Designers	Cavanagh & Cavanagh
Other Information	Builder: Mr Fairweather

Assessments	
<i>Historical</i>	The places at No's 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.
<i>Aesthetic</i>	The places 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.
<i>Technical</i>	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.
<i>Social</i>	Example of second generation housing for members of a family that grew up in Peppermint Grove.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place demonstrates the residential design trends in the immediate Post Great War period and is part of a grouping.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place Record Forms</p>

Leamington: 54 Leake Street



Site Details

<i>Address</i>	54 Leake Street
<i>Lot Number</i>	2
<i>inHerit Data Base ID</i>	16116
<i>Mapping coordinates</i>	31°59'53.2"S 115°46'02.2"E

Property Description

<i>Construction Date</i>	c. 1913
<i>Architectural Style</i>	Federation Queen Anne bungalow
<i>Elements</i>	Crippled hip roof, Arts and Crafts bracketed and pebbledashed gable, bracketed sunhood, original form of chimneys
<i>Walls</i>	Painted brickwork, render
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber joinery, pebbledash
<i>Modifications</i>	Painted original finishes. Rear half of the house has been extended.
<i>Setting</i>	Limestone and iron fenced garden with direct views to street

Background

<i>Original Owners</i>	F.W Taplin
<i>Other Owners</i>	J.W & M Crane, Mary Brazier (nee Burt)
<i>Originals Designers</i>	J J Talbot Hobbs
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	Places at No's 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.
<i>Aesthetic</i>	It quietly and attractively integrates the prevailing residential design trends of the immediate post Great War period.
<i>Technical</i>	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 moderate to high level of integrity.
<i>Social</i>	The place is an example of a second generation subdivison and residence.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place demonstrates the residential design trends in the immediate post Great War period and is part of a grouping.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters Place Record Forms</p>

House: 56 Leake Street



Site Details

<i>Address</i>	56 Leake Street
<i>Lot Number</i>	1
<i>inHerit Data Base ID</i>	4003
<i>Mapping coordinates</i>	31°59'53.2"S 115°46'02.9"E

Property Description

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

Background

<i>Original Owners</i>	E. Richards
<i>Other Owners</i>	Mrs Craig, P.A.B Chappelle
<i>Originals Designers</i>	J J Talbot Hobbs
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was part of a group No's 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.
<i>Aesthetic</i>	The design of the place integrated the prevailing design trends of the immediate pre Great War period, however, more recent changes are intrusive.
<i>Technical</i>	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 number 54 and retains a moderate level of integrity.
<i>Social</i>	Example of second generation residential development for an established Peppermint Grove family.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place demonstrates the residential design trends in the immediate pre Great War period and is part of a grouping.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This double 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:</p> <ul style="list-style-type: none"> - 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.

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

Minnawarra: 57 Leake Street



Site Details

Address	57 Leake Street
Lot Number	46
inHerit Data Base ID	15711
Mapping coordinates	31°59'50.1"S 115°46'13.3"E

Property Description

Construction Date	c. 1898
Architectural Style	Federation Arts and Crafts
Elements	Large verandah to entry and side facades, decorative gables crippled roof, diagonal corner bay, arched stained glass windows, ballroom/music room wing.
Walls	Dressed and rusticated limestone
Roof	Terracotta tiles (replaced in 2019)
Other	Timber joinery, pebbledash render
Modifications	Subdivided lot, battleaxe allotment remote from the street
Setting	Large garden behind a high iron fence with views towards street and Freshwater Bay.

Background

Original Owners	Sir Walter James
Other Owners	W H and Helen Vincent, Japanese Consulate
Originals Designers	Wilkinson and Smith, possibly later J J Talbot Hobbs
Other Information	

Assessments	
<i>Historical</i>	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 Minnawarra 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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	The place was the centre of the musical life of Peppermint Grove during Mrs Vincent's residency, with the Kylie Music Club and the Minnawarra Chamber Music Club, established in the early 1930s and which met at the house for many years.
<i>Rarity</i>	Few of the mansions of the suburb are in this style or are as accomplished as Minnawarra.
<i>Representativeness</i>	The place is an exemplar of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, timber and tile mansion, in the Federation Arts and Crafts style has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>J.B Poidred The Origins and Sources of Early Australian Architecture R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p>

House: 58 Leake Street



Site Details

<i>Address</i>	58 Leake Street
<i>Lot Number</i>	41
<i>inHerit Data Base ID</i>	5057
<i>Mapping coordinates</i>	31°59'53.2"S 115°46'05.3"E

Property Description

<i>Construction Date</i>	1899
<i>Architectural Style</i>	Federation Arts & Crafts
<i>Elements</i>	Two storey verandah, decorative gables, original chimneys, blind bay to front facade
<i>Walls</i>	Painted limestone
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery, rendered chimneys, timber battened and pebble dashed gables
<i>Modifications</i>	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
<i>Setting</i>	Picket fence and open garden views between house and street

Background

<i>Original Owners</i>	Cyril W Walker
<i>Other Owners</i>	P T & P M Pullan, S Male & W MacDonald
<i>Originals Designers</i>	Attributed to Charles Oldham
<i>Other Information</i>	Builder: G J Greenway

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	The style is rare in its application to a mansion of this size or two storey configuration.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey limestone, tile and timber mansion, in the Federation Arts and Crafts style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 58A Leake Street



Site Details

Address	58A Leake Street
Lot Number	37
inHerit Data Base ID	26268
Mapping coordinates	31°59'53.1"S 115°46'06.3"E

Property Description

Construction Date	1937-1938
Architectural Style	Modern Version of Georgian style
Elements	Bay window at the front of the residence
Walls	Brick render
Roof	Clay tiles
Other	
Modifications	Additions to the house and grounds including a garage, swimming pool and a pool house
Setting	Open garden with views between the house and the street

Background

Original Owners	Federick Taaffe
Other Owners	
Originals Designers	
Other Information	

Assessments*Historical**Aesthetic**Technical**Social**Rarity**Representativeness***Property Interior**

Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance**References**

58A Leake Street has received conflicting heritage assessments from two heritage architects. It is likely the property has heritage value however a further review of the property and its provenance is warranted to confirm attributes and values attributed to this place.

Taroona: 62 Leake Street



Site Details

<i>Address</i>	62 Leake Street
<i>Lot Number</i>	30
<i>inHerit Data Base ID</i>	781
<i>Mapping coordinates</i>	31°59'54.0"S 115°46'08.0"E

Property Description

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

Background

<i>Original Owners</i>	Mr Norman and Mrs Jessie Church
<i>Other Owners</i>	L.L Steinepreis, T & D Agland
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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. Norman Church was a Councillor of the Shire of Peppemrint Grove. 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.
<i>Aesthetic</i>	This is a striking example of a Federation Queen Anne bungalow, with a superb rhythmic verandah.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	The original place is a comparatively rare example of an asymmetrically designed Federation Queen Anne bungalow.
<i>Representativeness</i>	The original place is an exemplar of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey, brick, timber and tile bungalow, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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

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

Weerianna: 72 Leake Street



Photo Source:
Realestate.com.a

Site Details	
Address	72 Leake Street
Lot Number	25 Pt 24
inHerit Data Base ID	770
Mapping coordinates	31°59'53.2"S 115°46'12.5"E

Property Description	
Construction Date	c. 1896
Architectural Style	Mixed : Victorian Georgian; Federation Queen Anne
Elements	Two storey and one storey wings, verandahs to three facades, two storey verandahs on two storey wing, symmetrical bay windows and chimneys
Walls	Limestone and rendered limestone
Roof	Galvanised iron
Other	Timber joinery
Modifications	Eastern garden of this listing has been subdivided (2020)
Setting	Open lawns and garden extending to street, since subdivided and redeveloped for infill house.

Background	
Original Owners	Charles Crossland (earlier house), H.W Sholl, Gentleman
Other Owners	J L Hohnen
Originals Designers	Wilkinson and Smith Architects; JJ Talbot Hobbs (two storey additions)

<i>Other Information</i>	Recent subdivision and redevelopment for the eastern portion of the garden will obscure and reduce once prominent views from the Esplanade.
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Assessments	
<i>Historical</i>	The place was built by Horatio Sholl c. 1896. Land was bought from Charles Crossland. Scholl 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 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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place is an exemplar of its style using local materials and design attuned to the place. It retains a very high level of integrity.
<i>Social</i>	The Sholl family were associated with this site for half a century, and the extended family were associated with adjoining sites.
<i>Rarity</i>	The place is a rare example of a mansion in the Victorian Georgian style with additions in the Federation Queen Anne style.
<i>Representativeness</i>	The place is an exemplar of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This one and two storey limestone, timber and iron mansion, in the Victorian Georgian and Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>John Taylor Heritage Architecture - Survey and Impact Study (2019)</p>

McNeil Street

Street History – acknowledgement to Shannon Lovelady

Named for Neil McNeil, an engineer who came to WA in 1882. He owned many properties and was a savvy mining speculator who saw the enormous potential in WA's largely untapped timber industry and with his brother Andrew, formed Neil McNeil Company Jarrahdale Timber Station in 1889. Three years later he bought a 10-acre parcel of land from the Forrest, Leake and Crossland syndicate that was bounded by three roads – the Esplanade, what would shortly be known as McNeil Street, and the Perth-Fremantle Road (now Stirling Highway). He had a firm belief that timber construction would soon overtake that of brick and tile, and in 1894 he built The Cliffe. The rest of McNeil's land was divided into paddocks on which he regularly encouraged the scouts to camp, and for children to pass through on their way to and from PLC. On the lower paddocks he kept three Jersey milking cows and five horses.

Though childless, McNeil was one of five elders of Perth's St Andrews' church to take out a debenture of £1000 (around \$100,000 today) for the purpose of establishing Presbyterian Ladies' College in 1915. The same year, he subdivided the lower three paddocks and offered them for sale by auction, retaining the house and top paddock. The houses along the northern side of McNeil Street all date from after this period. After running from North Perth during 1916, PLC opened a second campus in what had been William Lefroy's home Mileura (now Scorgie House) on the corner of view and McNeil Street in 1917, buying the playing fields along McNeil Street from John Forrest in 1918. In 1943 McNeil House (faction) was established; its colour, gold.

House: 1 McNeil Street



Site Details

<i>Address</i>	1 McNeil Street
<i>Lot Number</i>	4
<i>inHerit Data Base ID</i>	16130
<i>Mapping coordinates</i>	31°59'37.8"S 115°46'00.6"E

Property Description

<i>Construction Date</i>	c. 1930
<i>Architectural Style</i>	Californian Bungalow
<i>Elements</i>	
<i>Walls</i>	Limestone, brick and render
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber details
<i>Modifications</i>	Carport added, window sashes modified.
<i>Setting</i>	Street oriented, low hedge, open front garden

Background

<i>Original Owners</i>	Part McNeill holding, first owner-occupant Nellie Leunig
<i>Other Owners</i>	Pearse, Higham, Forster, Larritt, Kay, Mony de Kerloy
<i>Originals Designers</i>	-
<i>Other Information</i>	Possibly Green the builder.

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	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

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, brick and tile, in the InterWar Californian Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters, Place Card Files</p>

Presbytery, Roman Catholic Church: 2 McNeil Street



Site Details

<i>Address</i>	2 McNeil Street
<i>Lot Number</i>	34 & 35
<i>inHerit Data Base ID</i>	25130
<i>Mapping coordinates</i>	

Property Description

<i>Construction Date</i>	c. 1920
<i>Architectural Style</i>	Federation/InterWar Bungalow
<i>Elements</i>	Patternbook plan of bungalow with modified facade for Presbytery purposes
<i>Walls</i>	Brick and render
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Crenellated entry porch
<i>Modifications</i>	Building was demolished in 2015 (2020).
<i>Setting</i>	High brick wall to street. Part of Roman Catholic precinct.

Background

<i>Original Owners</i>	Lord Forrest and Roman Catholic Church
<i>Other Owners</i>	-
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The second place of worship to be built in Peppermint Grove, was the Roman Catholic Church, Star of the Sea. It was built on land donated by Dr Daniel Kenny, a large landholder in Peppermint Grove and Cottesloe. The Presbytery was built a few years after the Church on land purchased from Lord Forrest for £200. Considerable historical significance.
<i>Aesthetic</i>	The original presbytery had the form of a pre World War One bungalow, constructed during the InterWar period. Its original form has been intruded upon by adaptations, although the entry porch remains a distinctive element which signals the role of the Presbytery.
<i>Technical</i>	The place retains a moderate level of integrity.
<i>Social</i>	The presence of a local Roman Catholic Church served the needs of the religious needs of the small, but prominent. Catholic community in the Peppermint Grove area. The Presbytery has been an integral part of the parish facilities, ensuring a high level of accessibility for the community at all times. Considerable social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The grouping of Church and Presbytery was common at the time of their construction.

Statement of Significance
<p>The now demolished brick, render and tile single storey bungalow, in a modified Federation/InterWar Bungalow, later functions as the Presbytery for the Roman Catholic Church, Star of the Sea, and had cultural significance because:</p> <ul style="list-style-type: none"> - it was an important component of Parish facilities at the time of its construction, on a site purchased from Lord Forrest; - its location, neighbouring the Church, ensured the ready availability of clergy and parish facilities to the parish and district communities; - it visually linked the Presbytery and Church facilities to the cultural group and townscape area in McNeill Street. - Building was demolished in 2015 for PLC wellness centre.

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

House: 3 McNeil Street



Site Details

<i>Address</i>	3 McNeil Street
<i>Lot Number</i>	5
<i>inHerit Data Base ID</i>	16129
<i>Mapping coordinates</i>	31°59'37.9"S 115°46'01.4"E

Property Description

<i>Construction Date</i>	c. 1925
<i>Architectural Style</i>	California bungalow
<i>Elements</i>	Verandah to three facades. Pebbledashed balustrades and gable
<i>Walls</i>	Render and painted brickwork
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Original openings
<i>Modifications</i>	Minor rear additions and modernisation.
<i>Setting</i>	Street oriented, direct views between house and low walled open front garden

Background

<i>Original Owners</i>	Part McNeil holding, first owner-occupant Rose Hawley
<i>Other Owners</i>	L F Good, J and A C Law
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	This residence is a good example of a original 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. Garden resembles original form and period plantings.
<i>Technical</i>	The place demonstrates the characteristics of the Californian Bungalow style and retains a high level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey rendered, brick and tile residence, in the InterWar Californian Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters, Place Card Files</p>

Mauricia: 7 McNeil Street



Site Details

Address	7 McNeil Street
Lot Number	7 & 8
inHerit Data Base ID	16128
Mapping coordinates	31°59'38.1"S 115°46'03.0"E

Property Description

Construction Date	c. 1925
Architectural Style	Californian Bungalow
Elements	Verandah and gable in the Arts & Crafts style. Bracketed bay window with multipane window sashes
Walls	Render and timber
Roof	Terra cotta tiles, complex form
Other	Arts and Crafts detailing to verandah and openings.
Modifications	
Setting	Street oriented, low wall, open front garden. Extensively remodelled rear.

Background

Original Owners	Part McNeil holding, first owner-occupant Kathleen Mary Collett.
Other Owners	R Monger, J and M Rousset
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	'Mauricia' shows considerable technical skill in the level of its design and craftsmanship. It retains a high level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	There are few examples of Californian Bungalows in Perth which exhibit the sophistication and technical accomplishment of 'Mauricia'.
<i>Representativeness</i>	'Mauricia' demonstrates the complementarity of the Californian Bungalow and Arts and Crafts styles when effectively used in combination.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The place 'Mauricia' is a single storey render and timber bungalow in the InterWar Californian Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 17 McNeil Street



Site Details

<i>Address</i>	17 McNeil Street
<i>Lot Number</i>	12 & Pt 13
<i>inHerit Data Base ID</i>	16127
<i>Mapping coordinates</i>	31°59'37.8"S 115°46'07.2"E

Property Description

<i>Construction Date</i>	c. 1925
<i>Architectural Style</i>	Federation/InterWar Bungalow
<i>Elements</i>	Extended plan form with verandahs to three facades
<i>Walls</i>	Brick and render
<i>Roof</i>	Terracotta tiles
<i>Other</i>	Original verandah and chimneys
<i>Modifications</i>	-
<i>Setting</i>	Street oriented, permeable limestone and iron fence.

Background

<i>Original Owners</i>	Part McNeil holding, first owner-occupant Clara Annie Carbarns
<i>Other Owners</i>	Mills & Ware Ltd, Mrs U Sides, M J and L A Fry
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place is representative of its style and retains a high level of integrity.
<i>Social</i>	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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is representative of its style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey brick and tile residence, in the Federation/InterWar Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters, Place Card Files</p>

House: 21 McNeil Street



Site Details

<i>Address</i>	21 McNeil Street
<i>Lot Number</i>	15 & Pt 16
<i>inHerit Data Base ID</i>	16126
<i>Mapping coordinates</i>	31°59'38.0"S 115°46'09.2"E

Property Description

<i>Construction Date</i>	c. 1925
<i>Architectural Style</i>	Californian Bungalow
<i>Elements</i>	
<i>Walls</i>	Painted brick and render
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	
<i>Modifications</i>	Upper floor extension
<i>Setting</i>	Permeable brick & iron fence, heavily planted garden

Background

<i>Original Owners</i>	Part McNeil holding, first owner-occupant Alan Dickson Cooper
<i>Other Owners</i>	N & M Hampshire, Koy Pty Ltd
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	This place was subdivided from the original McNeil holding. The place was developed during the InterWar period for Alan Cooper.
<i>Aesthetic</i>	The residence is robustly designed in the Californian Bungalow style, with extensive verandahs. The style of the place has been modified with a heavy upper storey.
<i>Technical</i>	The original section of the place retains a moderate level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
The place is a robust example of the Californian Bungalow style, modified by the upper storey and corner belvedere. It also forms part of a grouping of cultural heritage places with streetscape significance.

References
R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters, Place Card Files
Heritage advice provided by Seymour Clifford – 24/09/19

Summers House – Kindergarten - Presbyterian Ladies College



Site Details

<i>Address</i>	24 McNeil Street
<i>Lot Number</i>	27, 28 & 29
<i>inHerit Data Base ID</i>	16125
<i>Mapping coordinates</i>	31°59'40.1"S 115°46'12.3"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	
<i>Walls</i>	Painted brickwork, render and timber
<i>Roof</i>	Terracotta tiles
<i>Other</i>	Weatherboard and pressed board infill panels to verandah
<i>Modifications</i>	Painted exterior. Conversion from residence to kindergarten
<i>Setting</i>	Within Presbyterian Ladies College campus. Limestone and Iron fence to playground in front garden

Background

<i>Original Owners</i>	Part Forrest holding, original owner-occupant Colonel E.A Wisdom
<i>Other Owners</i>	From 1945 - included in Presbyterian Ladies College campus forming part of a number of buildings in both McNeil and View Streets
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	N/A
<i>Social</i>	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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	Siunmers House follows a pattern established in Peppermint Grove by enterprising ladies commencing schools in residences adapted for educational purposes.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters, Place Card Files</p>

House: 25 McNeil Street



Site Details

<i>Address</i>	25 McNeil Street
<i>Lot Number</i>	Pt 18
<i>inHerit Data Base ID</i>	3831
<i>Mapping coordinates</i>	31°59'37.9"S 115°46'11.2"E

Property Description

<i>Construction Date</i>	c. 1925
<i>Architectural Style</i>	Federation/InterWar Queen Anne Bungalow
<i>Elements</i>	Extensive and unique verandahs to two facades Arts & Crafts detailing to gables and twinned verandah columns, linked with spindled panels, beehive shaped chimneys stacks
<i>Walls</i>	Brick and render
<i>Roof</i>	Terracotta tiles
<i>Other</i>	Brick chimneys. Elegant timber verandah
<i>Modifications</i>	
<i>Setting</i>	Open garden with limestone and iron wall

Background

<i>Original Owners</i>	Part McNeil holding, first owner-occupant Arthur Bunning
<i>Other Owners</i>	Charles Bateman, Ragnor Rigg & J Rigg
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The residence is an attractive and intact example of the post World War I Queen Anne Btmgalow. It is handsomely proportioned. Its several gable wings are framed and given coherence by an elegantly framed and decorated timber verandah.
<i>Technical</i>	The residence is a notable architectural work of its period. It retains a high level of integrity.
<i>Social</i>	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.
<i>Rarity</i>	Elements such as the elegant verandahs and beehive chimneys are rare.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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.

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

House: 33 McNeil Street



Photo Source: Porteous.com.au

Site Details

Address	33 McNeil Street
Lot Number	Pt 28
inHerit Data Base ID	4713
Mapping coordinates	31°59'37.9"S 115°46'14.6"E

Property Description

Construction Date	1936
Architectural Style	InterWar Old English
Elements	Dormer gables to main facade. Feature downpipes and rainwater heads. Chimmneyed upper gable. Garage integrated into residence design
Walls	Face briekwork, stone and plaster opening surrounds
Roof	Shingles, steeply pitched
Other	Metal gutters, rainwater heads and downpipes
Modifications	
Setting	Open garden, low wall, street oriented

Background

Original Owners	Part McNeil holding, first owner-occupier A. B Creightmore (formerly Kreitmeyer)
Other Owners	W J Winterbottom, A J Burke, Dr A and J M Robinson
Originals Designers	A. B Creightmore
Other Information	

Assessments	
<i>Historical</i>	The place was subdivided from part of the McNeil holding. It was then owned by Winterbottom. Later the residence was constructed in 1936 by its owner-occupier-architect A B Creightmore (aka Kreitmeyer). Creightmore was an active member of the Peppermint Grove community and designer of other Peppermint Grove residences, such as the adjacent house at 31 McNeil Street and renovations to nearby 3 View Street. Considerable historical significance.
<i>Aesthetic</i>	The house is a very handsome and notable example of its style and period, at a time of growing tension between the European superpowers who were to become major protagonists in World War II.
<i>Technical</i>	The residence is a highly accomplished example of architectural design and is an exemplar of its style. It retains a high level of integrity.
<i>Social</i>	In the InterWar period Creightmore was an influential figure in the Peppermint Grove community and the character of the district's development.
<i>Rarity</i>	There are few places of this style and period in the suburb.
<i>Representativeness</i>	The place is an exemplar of the InterWar Old English style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey and dormered place constructed of brickwork and shingles, in the InterWar Old English style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical significance due to its associations with Winterbottom, the McNeil holding and with A B Creightmore; - it is an exemplar of the Interwar Old English style, and has a high degree of authenticity; - it was designed by its influential owner-occupant-architect A B Creightmore; - it is generous and handsomely proportioned and evocative of the spirit of its era; - it forms part of a grouping of cultural heritage places.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove I Molyneux, Looking Around Perth</p> <p>Heritage advice provided by Seymour Clifford – 24/09/19</p>

House: 36 McNeil Street



Site Details

<i>Address</i>	36 McNeil Street
<i>Lot Number</i>	50
<i>inHerit Data Base ID</i>	3982
<i>Mapping coordinates</i>	31°59'40.1"S 115°46'17.4"E

Property Description

<i>Construction Date</i>	Unknown, appears to be InterWar
<i>Architectural Style</i>	InterWar Mediterranean
<i>Elements</i>	
<i>Walls</i>	Rendered and painted brick above limestone base course
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber and concrete bow fronted loggia with terrace above
<i>Modifications</i>	Upper storey Mineral Boom Contemporary
<i>Setting</i>	High walled cottage style garden

Background

<i>Original Owners</i>	Fairbairn
<i>Other Owners</i>	Sir Norman Brearley, G & M Baker, M & T Stroud
<i>Originals Designers</i>	-
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place was originally owned by Fairbairn, one of the pioneer families of the district and owner of the adjacent property at 6 The Esplanade. It was subsequently owned by Sir Norman Brearley, who founded and operated the first air mail service in Australia. Latterly owned by a Deputy Mayor of the City of Perth.
<i>Aesthetic</i>	The residence is an eclectic rendering of the Inter-War Mediterranean style. The underlying house has a degree of aesthetic value, however the alterations at first floor level are intrusive.
<i>Technical</i>	The <i>Inter-War Mediterranean</i> style of the original property is difficult to discern due to the extent of adaptation which has occurred.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
The place has significance for its historic associations with the air mail service provider Sir Norman Brearley and some aesthetic value as an example of an eclectic version of the Inter-War Mediterranean style.

References
Evans Sisters, Place Data Files R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Heritage advice provided by Phil Griffiths 25/05/17

Summer House - Presbyterian Ladies College Gazebo



Site Details

Address	McNeil Street (On PLC Campus)
Lot Number	50
inHerit Data Base ID	
Mapping coordinates	

Property Description

Construction Date	1904
Architectural Style	Federation Arts and Crafts
Elements	A circular gazebo with a conical roof
Walls	Timber battens to curve
Roof	Fishscale zinc conical roof
Other	Cast pinnacle boss
Modifications	
Setting	Presbyterian Ladies College school campus. Moved in mid-1975 from its original site in the south garden of Mileura (or Scorgie House as it is today), on the west side of view street site, to this position. Relocated again in 2021.

Background

Original Owners	William Gerald Lefroy, as part of Mileura
Other Owners	Presbyterian Ladies College
Originals Designers	J J Talbot Hobbs
Other Information	-

Assessments	
<i>Historical</i>	N/A
<i>Aesthetic</i>	A delightful artefact, left from an earlier era, redolent of the character of Edwardian gardens – once a feature of Peppermint Grove.
<i>Technical</i>	A deceptively simple structure in the Arts and Crafts style, which skillfully utilises manufactured materials newly available in Western Australia.
<i>Social</i>	The gazebo has been a small gem known and loved by residents of the community and the students of PLC.
<i>Rarity</i>	The form of this gazebo is believed to be unique in Perth.
<i>Representativeness</i>	N/A

Statement of Significance
<p>This small single storey circular gazebo with a conical roof has cultural significance because:</p> <ul style="list-style-type: none"> - 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. - It recalls an era of local garden history where structures for pleasure featured in local gardens

References
<p>Evans Sisters, Place Data Files R. Pascoe Western Australia's Capital Suburb, Peppermint Grove PLC Archives, Photographic Collection PLC News, August 1975 PLC Council Minutes</p>

Stirling Highway

Street History –

Previously known as the Pert to Fremantle Road this route was well known by travellers who would ply the route between the port and the capital. The present route replaced a track which was located to the east of Stirling Highway in the vicinity of what is now View Street. The road was renamed to Stirling Highway was named to honour Captain James Stirling the British explorer and founder of the Swan River Colony.

Star of the Sea, Roman Catholic Church: 430 Stirling Highway



Site Details

<i>Address</i>	430 Stirling Highway
<i>Lot Number</i>	Lot 1 & 2 (30 & 31)
<i>inHerit Data Base ID</i>	1930
<i>Mapping coordinates</i>	31°59'41.4"S 115°45'56.1"E

Property Description

<i>Construction Date</i>	1930
<i>Architectural Style</i>	Federation Gothic
<i>Elements</i>	A unitary church space housed in a simple Gotlric Revival style exterior structurally reliant on engaged buttresses.
<i>Walls</i>	Limestone - rusticated, smooth faced and detailed
<i>Roof</i>	Tiles
<i>Other</i>	Stained glass windows, stone spirelets & crosses
<i>Modifications</i>	Wrought iron fence and entrance gate constructed in 1937. Designed by Cavanagh & Cavanagh. Builder: Mr E Bello. Cap stones lost to central posts, Iron Archway removed and placed adjacent to the gate.
<i>Setting</i>	Facing Stirling Highway, behind boundary fence. Part of Roman Catholic precinct.

Background

<i>Original Owners</i>	Roman Catholic Church
<i>Other Owners</i>	Architect M C Cavanagh
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The second place of worship to be built in Peppermint Grove, Star of the Sea was built on land donated by Dr Daniel Kenny, a large landholder in Peppermint Grove and Cottesloe. The Church was designed by Architect M C Cavanagh, who also designed the later additions to St Mary's Cathedral, Perth in 1929. Considerable historical significance.
<i>Aesthetic</i>	The Church is a pleasing and striking essay in the popular style of the day for Church buildings. Whilst it is Federation Gothic in style, in proportion it is closer to Federation Romanesque.
<i>Technical</i>	M C Cavanagh was a prolific and highly competent architect in the design of Roman Catholic churches, schools and institutional buildings. The Star of the Sea Church is a large parish church, unlike St Mary's Cathedral, Perth, or St Patrick's Church, Fremantle.
<i>Social</i>	Having a local. Catholic, Church has been central to the religious needs of the small but prominent congregation of Catholics in the Peppermint Grove community. Considerable social significance for local residents and students.
<i>Rarity</i>	The group is an increasingly rare cluster of activities and purpose designed buildings.
<i>Representativeness</i>	The church and the church group are typical of the centralised parish facilities provided by the Roman Catholic Church at this period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The St Mary Star of the Sea Church, constructed of random limestone buttressed walls and a Marseille tile roof, in the Gothic Revival style, has cultural heritage significance because:</p> <ul style="list-style-type: none"> - it has been the centre of social and spiritual life for the parish since 1905. - it is a handsome and striking landmark on Stirling Highway; - it forms part of an increasingly rare grouping of parish buildings representative of centralised Roman Catholic parish activities during the first half of the 20th Century; - it is a notable work of M F Cavanagh, Western Australia's pre-eminent Roman Catholic architect of this period.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>I. Molyneux, Looking Around Perth</p> <p>R. Marchant James Heritage of Pines, A History of Cottesloe</p> <p>Heritage advice provided by Seymour Clifford – 24/09/19</p>

Church Hall Roman Catholic Church: 430 Stirling Highway



Photo Source: Google Street View

Site Details	
Address	430 Stirling Highway
Lot Number	Lot 3 & 4 (28 & 29)
inHerit Data Base ID	25132
Mapping coordinates	31°59'40.2"S 115°45'57.2"E

Property Description	
Construction Date	1926
Architectural Style	Federation Romanesque/Federation
Elements	Educational A T shaped plan with a hall to the front and former classrooms to the rear. The porch opens directly into the hall.
Walls	Struck rendered brickwork, timber joinery
Roof	Painted corrugated iron
Other	Roughcast above string course at fanlight level
Modifications	
Setting	Facing Stirling Highway. Part of Roman Catholic precinct

Background	
Original Owners	Roman Catholic Church
Other Owners	Roman Catholic Church
Originals Designers	M C Kavanagh
Other Information	-

Assessments	
<i>Historical</i>	Opened in 1905 as the local Catholic School, 'Star of the Sea' school was staffed by Nuns from the Presentation Convent in Mosman Park. The School later became a church hall as many of the local children were sent in preference to Loreto in Claremont. Considerable historical significance.
<i>Aesthetic</i>	Designed as a hall with attached classroom wing cum offices/vestries, with separate entries, the place appears to be a standardised layout, with the entry porch styled to relate to the adjacent "Star of the Sea" Church. There is sufficient competence in the design to assume it was an architect's design.
<i>Technical</i>	There appears to be no direct corresponding model of this school within the public educational system. The other private schools in the suburb at this time utilised adapted residences.
<i>Social</i>	An established part of the facilities of the Peppermint Grove community. Considerable social significance.
<i>Rarity</i>	The only school of its type within the suburb
<i>Representativeness</i>	The former school, cum hall and offices, may have been a standardised type of suburban church school development, however, more research is required.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The rendered brick parish hall with corrugated metal roof has cultural heritage significance because:</p> <ul style="list-style-type: none"> - it has been associated with parish activities since 1926, originally as a primary school and parish hall, later solely as a parish hall; - it relates architecturally to the adjacent St Mary Star of the Sea Church, forming a landmark group. - it is a minor work of M F Cavanagh, Western Australia's pre-eminent Roman Catholic architect of this period.

References
R. Pascoe Western Australia's Capital Suburb, Peppermint Grove
Heritage advice provided by Seymour Clifford – 24/09/19

Highway Dry Cleaners: 488 – 490 Stirling Highway



Photo Source: Google Street View

Site Details	
Address	488 - 490 Stirling Highway
Lot Number	pt 6
inHerit Data Base ID	15940
Mapping coordinates	31°59'57.2"S 115°45'43.4"E

Property Description	
Construction Date	c. 1905
Architectural Style	InterWar Stripped Functionalist
Elements	
Walls	Painted brickwork, painted render & lining board, display windows, timber joinery.
Roof	Corrugated iron roof
Other	Gabled pediment
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. Exterior of the building has been significantly altered and stripped. Original façade has been maintained.
Setting	Forms a row of shops along Stirling Highway.

Background	
Original Owners	H.F Sempf
Other Owners	Women's Service Guild, William & Jacob Zeffert, Jacob Zeffert
Originals Designers	
Other Information	Builder: H. F Sempf

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 and shaped international policy about women and childrens' rights. Rischbeith's sister, another Peppermint Grove resident, Olive Evans, was President of the Cottesloe branch of the Guild. Owned since 1955 by Jacob Zeffert. Exceptional historical significance both locally, nationally and for feminist activism movements.
<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 structural modifications (verandas and posts) to satisfy road traffic safety requirements.
<i>Social</i>	Considerable social significance as the site of one of the leading feminist organisations in Australia.
<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.

Property Interior
Interior layout of the building has been modified to accommodate modern uses. The roof and wall structure and some internal finishes remain of the original interior and recent works exposed stone work and timber joinery. These have been maintained to assist in the narrative of successive uses.

Statement of Significance
<p>This single storey former shop from the InterWar period has exceptional cultural significance because:</p> <ul style="list-style-type: none"> - 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 of retailing businesses along the highway. - It has been restored and repurposed for commercial use whilst maintaining much of the original structure and form.

References
<p>R. Pascoe Western Australia's Capital Suburb. Peppermint Grove</p> <p>J. Skene Amending the Suffrage Story</p>

Hair Salon, Peps Wine Bar: 492 – 494 Stirling Highway



Photo Source: Google Street View

Site Details	
Address	492-494 Stirling Highway
Lot Number	Pt 490-494
inHerit Data Base ID	25131
Mapping coordinates	31°59'57.7"S 115°45'43.1"E

Property Description	
Construction Date	c. 1905
Architectural Style	InterWar stripped functionalist
Elements	
Walls	Painted hard render plinth, render & lining board, display windows, timber joinery
Roof	Corrugated galvanised iron
Other	Gables behind parapet
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 Owners	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
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	Between 1915 and 1940, 492-494 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. As of 2020 the place has become a wine bar. Some historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout of the building was retained and exposed as part of recent renovation to accommodate a small bar premises (2020). Internal surfaces and finishes revealed original signage associated with previous uses of the site and together with exposed stone work and timber joinery, assist in the narrative of successive uses for these two shops.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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.

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

Road Board Offices; Bants, Bants & Babel, Electricity Substation, Editeur: 496 Stirling Highway



Photo Source: Google Street View

Site Details	
Address	496 Stirling Highway
Lot Number	1 Pt 7
inHerit Data Base ID	15932
Mapping coordinates	31°59'57.9"S 115°45'43.3"E

Property Description	
Construction Date	c. 1930
Architectural Style	InterWar Art Deco facade/InterWar Functionalist
Elements	Symmetrical design to main facade. Facade added to straightforward industrial building
Walls	Rendered brickwork to façade, exposed brickwork and piers to side walls
Roof	Corrugated asbestos sheets
Other	Glass bricks
Modifications	South wing added to original building demarked by different colour scheme
Setting	Small inclined stepped setback to Stirling Highway building line offset within a traditional retailing strip.

Background	
Original Owners	Peppermint Grove Roads Board
Other Owners	Lucius Cullen, W A Electricity Supply, State Electricity, W & J Bant, J.E Bant
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	The place was constructed originally as the office of the Peppermint Grove Roads Board and a smaller utilitarian building to the rear was used as an Electricity supply station between c.1940 and 1965. Owned by Bant's since c.1965. As of 2020 the place is an interior design shop, selling high quality, contemporary furniture. Considerable historical significance.
<i>Aesthetic</i>	A striking Art Deco facade which, by its landmark quality, marks this place as a former civic building for the suburb. The facade is a simple, subtle, symmetrical facade, which is perpendicular to the side boundaries and skewed to the front boundary to Stirling Highway.
<i>Technical</i>	The place retains a moderate level of integrity. Electricity substation is original.
<i>Social</i>	N/A
<i>Rarity</i>	The place is the only original civic and utility building for the suburb.
<i>Representativeness</i>	The place represents the original local civic and electrical supply service use until the expansion of metropolitan utilities during the Mineral Boom Period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey InterWar Functionalist building, with its InterWar Art Deco street facade has cultural significance because:</p> <ul style="list-style-type: none"> - it was the original Peppermint Grove Road Board building, the original civic building for the suburb; - it provided the electrical supply service for the suburb; - its Art Deco facade is a landmark along Stirling Highway; - it forms part of the town centre's traditional strip retailing along the highway.

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

John Coppins, Vintage Cellars: 502 Stirling Highway



Photo Source: Mingor.net

Site Details

Address	502 Stirling Highway
Lot Number	50
inHerit Data Base ID	15934
Mapping coordinates	31°59'59.4"S 115°45'41.9"E

Property Description

Construction Date	c. 1900
Architectural Style	Federation Queen Anne
Elements	Commercial Retail windows to two street frontages, corner entrance, verandahs to two street frontages, parapetted walls above verandahs
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 bresemers & signed parapets to streets.
Modifications	Replacement structure to verandah to satisfy road safety requirements.
Setting	Abutting the building lines to address both Stirling Highway and Irvine Street.

Background

Original Owners	J. Henderson
Other Owners	Tilley & Muggeridge, John Coppin (1925), James Lonsdale Formby (1975), Treleven Holdings Pty Ltd
Originals Designers	-
Other Information	-

Assessments	
<i>Historical</i>	For the first quarter of the twentieth century, this place was the local grocer's shop, owned by Tilly and Muggeridge. From 1925 and 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>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 local customers.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The single storey Federation Queen Anne corner store, with former attached residence, has cultural heritage significance because:</p> <ul style="list-style-type: none"> - 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.

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

Cottesloe State School: 530 Stirling Highway



Photo Source:
Cottesloe
Primary School

Site Details

<i>Address</i>	530 Stirling Highway
<i>Lot Number</i>	315 Reserve 23582
<i>inHerit Data Base ID</i>	1933
<i>Mapping coordinates</i>	32°00'07.2"S 115°45'39.9"E

Property Description

<i>Construction Date</i>	1897
<i>Architectural Style</i>	Federation Freestyle/Arts & Crafts
<i>Elements</i>	
<i>Walls</i>	Face red brickwork, render details
<i>Roof</i>	Galvanised iron
<i>Other</i>	Limestone footings, Arts and Crafts chimneys and decorative gables
<i>Modifications</i>	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.
<i>Setting</i>	Facing Keane Street, adjacent to Stirling Highway.

Background

<i>Original Owners</i>	Crown
<i>Other Owners</i>	
<i>Originals Designers</i>	George Temple-Poole, Government Architect
<i>Other Information</i>	Builder: Thomas Game. State Heritage Listed.

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	No similar school campus in Western Suburbs.
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The brick, limestone, render and iron single storeyed school building, in the Federation Free Style/Arts & Crafts styles, has cultural significance because:</p> <ul style="list-style-type: none"> - 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

References
<p>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 Image Reference: http://cottesloeps.wa.edu.au/our-school/history/</p>

Cottesloe Police Station (fmr): 548 – 550 Stirling Highway



Photo Source: Google Street View

Site Details

<i>Address</i>	548-550 Stirling Highway
<i>Lot Number</i>	330
<i>inHerit Data Base ID</i>	1929
<i>Mapping coordinates</i>	32°00'11.1"S 115°45'37.4"E

Property Description

<i>Construction Date</i>	1899
<i>Architectural Style</i>	Federation Arts and Crafts
<i>Elements</i>	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>Walls</i>	Limestone, brick quoining
<i>Roof</i>	Corrugated galvanised iron painted
<i>Other</i>	Timber joinery and decorated twin gables
<i>Modifications</i>	Sympathetically adapted from Police Station to professional offices with reversible changes
<i>Setting</i>	Fronting Stirling Highway

Background

<i>Original Owners</i>	Crown
<i>Other Owners</i>	Blackwell A.B and Benjamin D.R
<i>Originals Designers</i>	J H Grainger, Hillson Beasley BWD Public Works Dept Architect
<i>Other Information</i>	State Heritage Listed

Assessments	
<i>Historical</i>	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 MAEK home design and builder as their office.
<i>Aesthetic</i>	The place is a pleasing, if austere, example of its style and period, befitting a local police station of the time.
<i>Technical</i>	The place has been well conserved and sympathetically adapted for the offices of a professional consultancy. It retains a high level of integrity.
<i>Social</i>	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.
<i>Rarity</i>	Landmark public utility building for district
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations. Original cells and internal room layout intact (2019).

Statement of Significance
<p>The single storey limestone and painted iron Police Station, in the Federation Arts and Crafts style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has considerable historical significance having functioned as the local police presence in the district for some 90 years, before closure and sale; - 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.

References
<p>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</p>

The Esplanade

Street History – Shannon Lovelady

The Esplanade was parallel to the Perth – Fremantle Road and initially joined only Irvine Street and Forrest Street at right angles. The road follows the naturally steep slope of the land down towards the base of Irvine Street. The section between Leake and McNeil Streets was metalled in 1900 by the Peppermint Grove Roads Board.

House: 6 The Esplanade



Site Details

Address	6 The Esplanade
Lot Number	9
inHerit Data Base ID	
Mapping coordinates	31°59'40.1"S 115°46'18.4"E

Property Description

Construction Date	c. 1934
Architectural Style	InterWar Functionalist/Mediterranean
Elements	Rendered walls, expansive window and door openings, large terraces at ground and first floor levels, stone wall a significant streetscape element.
Walls	Rendered brickwork
Roof	Terra cotta tiles
Other	Timber and metal joinery
Modifications	
Setting	Set above a ridge overlooking Freshwater Bay. Perimeter limestone wall cum retaining wall

Background

Original Owners	Neil McNeil, Fairbain (property). Sir Norman Brearley, Aviator (residence)
Other Owners	Bennison, J and J.N
Originals Designers	-
Other Information	Restrictive covenant at southern end to retain river views for western neighbour

Assessments	
<i>Historical</i>	The land was originally part of 'The Cliffe' estate before being sold to the Fairbairn family. The property was apparently developed by Fairbairns immediately prior to purchase by Sir Norman Brearley, founder of the first air mail service in Western Australia. He owned the place for at least 40 years. Considerable historical significance.
<i>Aesthetic</i>	The residence is one of the first to be constructed in an InterWar Modernist style, albeit modified by the roof form more typical of the InterWar Mediterranean style. The emphasis on upper floor living with its large panoramic windows, wide balcony and trim styling made it an appropriate expression for an aviator.
<i>Technical</i>	The plan form of the house, with its angled northern rooms, shows a likely knowledge of contemporary German architectural practice, such as the domestic works of Hans Scharoun.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey rendered brick, timber, metal and tiled roof residence, in the InterWar Functionalist/ Mediterranean style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical association with Sir Norman Brearley, founder of the first air mail service in Western Australia, and lesser associations with the McNeil and Fairbairn families; - it has some aesthetic significance because it is an early example of the InterWar Modernist style, modified by the InterWar Mediterranean style.

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

House: 8 The Esplanade



Site Details

<i>Address</i>	8 The Esplanade
<i>Lot Number</i>	15
<i>inHerit Data Base ID</i>	3885
<i>Mapping coordinates</i>	31°59'41.5"S 115°46'17.5"E

Property Description

<i>Construction Date</i>	1901
<i>Architectural Style</i>	Federation Queen Anne Bungalow
<i>Elements</i>	Single storey.
<i>Walls</i>	Limestone, rendered brickwork, timber joinery
<i>Roof</i>	Corrugated galvanised iron crippled hip
<i>Other</i>	Original timber lattice gable, chimneys intact
<i>Modifications</i>	Extensions in character, loft clerestorey windows added to roof space alterations
<i>Setting</i>	Site on limestone ridge outlook through open front garden to Freshwater Bay

Background

<i>Original Owners</i>	Robert Fairbairn, Police Magistrate
<i>Other Owners</i>	Fairbairn, Dr C & Miss AF, Foulkes-Taylor DG & HRDB Mrs Foulkes-Taylor, Helen RDB, Wordsworth, D and ML
<i>Originals Designers</i>	Deane Smith of Hobbs Smith & Forbes
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	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. D Wordsworth - State Minister for Lands. Considerable significance.
<i>Aesthetic</i>	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. Outlook through cottage garden towards Freshwater Bay.
<i>Technical</i>	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.
<i>Social</i>	The place has long term associations with the Fairbairn & Foulkes-Taylor families, who have been significant members of the Peppermint Grove community.
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, timber and iron residence, in the Federation Queen Anne Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - it is of considerable historical significance because of its associations with the Fairbairn and Foulkes Taylor families; - it is an accomplished example of initial 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; - it occupies a conspicuous position at the north-eastern corner of the Shire.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters place record forms</p>

House: 12 The Esplanade



Photo Source: Realestate.com.au

Site Details	
Address	12 The Esplanade
Lot Number	19
inHerit Data Base ID	3884
Mapping coordinates	31°59'44.0"S 115°46'17.8"E

Property Description	
Construction Date	c. 1906
Architectural Style	Federation Queen Anne
Elements	Limestone foundations
Walls	Rendered brickwork
Roof	Terracotta tile
Other	Timber joinery
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 pillow-cut limestone retaining wall, later topped with a painted brick wall.

Background	
Original Owners	Emily Hanlin (property) John Hebden Wood, (Residence 1909 - 1928)
Other Owners	R P Vincent, J A Dimmitt, G & G Brown, J & J Donald, Walsh, T.A and J.M and R.T Smith(ex-Shire councillor)
Originals Designers	John McNeece, Architect Fremantle

<i>Other Information</i>	-
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Assessments	
<i>Historical</i>	The residence was constructed in 1906 for John Hebden Wood of the Erlistoun Pastoral Company to a design by Fremantle Architects John McNeece, and was one of several large Federation Queen Anne bungalows constructed along The Esplanade. Since its construction it has changed ownership each generation.
<i>Aesthetic</i>	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 across Freshwater Bay to Point Resolution.
<i>Technical</i>	N/A
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This elevated rendered brick, timber and tile residence, in the Federation Queen Anne style, although considerably adapted has cultural significance because:</p> <ul style="list-style-type: none"> - 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 11 decades; - it is part of a cultural group.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place Data Records</p>

House: 22 The Esplanade



Site Details

<i>Address</i>	22 The Esplanade
<i>Lot Number</i>	5
<i>inHerit Data Base ID</i>	9539
<i>Mapping coordinates</i>	31°59'48.4"S 115°46'15.7"E

Property Description

<i>Construction Date</i>	c. 1955
<i>Architectural Style</i>	Revival Federal Style
<i>Elements</i>	
<i>Walls</i>	Rendered brickwork
<i>Roof</i>	Shingled tile
<i>Other</i>	Concrete columns to porch and colonnade, timber balustrading
<i>Modifications</i>	Extensive renovations and additions to update its accommodation
<i>Setting</i>	Elevated setting above the foreshore

Background

<i>Original Owners</i>	Harry Boan
<i>Other Owners</i>	G & EM Agnew, R & M Holmes A`Court, B S & G M Patterson
<i>Originals Designers</i>	Forbes (Bill) & Fitzharding and later G Summerhayes
<i>Other Information</i>	-

Assessments	
<i>Historical</i>	The place has been owned by a succession of successful WA businessmen: It was built originally for Harry Boan of Boans Ltd, one of Western Australia's best known and successful Department Store retailers. It was then owned by Garrick Agnew, a mining entrepreneur and swimming champion. The place was then owned by Robert Holmes A'Court, an internationally successful businessman of the 1980s. Considerable historical significance.
<i>Aesthetic</i>	The choice of style for this large post war place illustrates both conservatism and the influence of post war North American trends on Australia.
<i>Technical</i>	The place is a professionally competent example of its style and period.
<i>Social</i>	The place is designed for social activity with a grand porte cochere and large gardens and tennis court overlooking the river.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place illustrates an influence of post war North American trends on local upper income housing and the attraction of Peppermint Grove for that community.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The two-storey residence constructed of rendered brick with a concrete and wood porte cochère and a shingle-tile roof, in revival Federal style, has cultural heritage significance because:</p> <ul style="list-style-type: none"> - it is associated with prominent Western Australian businessmen: Harry Boan, Garrick Agnew and Robert Holmes a' Court; - it illustrates the growing influence of North American trends in post-war Australia.

References
R. Pascoe Western Australia's Capital Suburb, Peppermint Grove
Heritage advice provided by Seymour Clifford – 24/09/19

Scotch College Boatshed



Site Details

<i>Address</i>	The Esplanade Foreshore (Reserve 17113)
<i>Lot Number</i>	-
<i>inHerit Data Base ID</i>	15939
<i>Mapping coordinates</i>	31°59'47.5"S 115°46'19.6"E

Property Description

<i>Construction Date</i>	c. 1914
<i>Architectural Style</i>	Federation Vernacular
<i>Elements</i>	Twin gabled sheds with skillion, flagpoles and timber landing platform
<i>Walls</i>	Timber weatherboards
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber deck
<i>Modifications</i>	
<i>Setting</i>	Swan River foreshore


Background

<i>Original Owners</i>	Scotch College, Claremont (boatshed), Crown (foreshore)
<i>Other Owners</i>	-
<i>Originals Designers</i>	-
<i>Other Information</i>	Subject to redevelopment - Approval granted in 2019

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The boatshed is a straightforward example of its genre, functional in appearance with minor decorative detail.
<i>Technical</i>	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 but is to be reconstructed as part of the redevelopment.
<i>Social</i>	A large number of Peppermint Grove resident boys attended Scotch College in Claremont, and the boatshed, setting and walk trail has played a significant role in the lives of many local children and their families. Considerable social significance.
<i>Rarity</i>	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. Nearby boatshed to south burned down in 1980's.
<i>Representativeness</i>	The form of the boatshed is typical of boatshed constructions from this period and the lifestyle of riverside residents.

Statement of Significance
<p>The weatherboard and galvanised iron boatshed, in Federation vernacular style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Additional Photos


House: 40 The Esplanade



Site Details

Address	40 The Esplanade
Lot Number	20
inHerit Data Base ID	4655
Mapping coordinates	31°59'56.3"S 115°46'13.7"E

Property Description

Construction Date	1920
Architectural Style	InterWar California Bungalow
Elements	Verandah to two facades, designed as an outdoor room
Walls	Painted brick, limestone, render
Roof	Terra cotta tiles
Other	Stone and timber balustrading, vermiculated gable
Modifications	Survey inspection (2020) confirmed the place has been demolished. Demolition date not identified.
Setting	High location overlooking Freshwater Bay foreshore and high garden wall


Background

Original Owners	A E Cockram, A Johnson, F L Rose (property), 1920 - Mark Chapman (house)
Other Owners	1925 T. Vincent, Mrs A M B Vincent, A and T Woolles
Originals Designers	-
Other Information	Builder: Mark Chapman

Assessments	
<i>Historical</i>	The place was constructed in 1920 by Mark Chapman, a well known Peppermint Grove builder. He appears to have moved to the site and constructed this house after selling his residence (he owned and constructed) at No 58 The Esplanade.
<i>Aesthetic</i>	The place was a simple elegant example of the California Bungalow style with its wide, return verandah wrapping around the simple gabled form of the house. The design displays a sure ability in the proportioning and handling of materials
<i>Technical</i>	The place was a fine example of the InterWar Californian Bungalow style. It was an important example of the InterWar building stock.
<i>Social</i>	The long term associations with the Vincent family gave the place considerable social significance.
<i>Rarity</i>	There were few examples of the California Bungalow style extant in Peppermint Grove, particularly in prominent locations.
<i>Representativeness</i>	The residence was a fine example of the InterWar Californian Bungalow style

Statement of Significance
<p>This now demolished single storey brick, stone, render and timber residence, in the Interwar California Bungalow style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was long historical associations with the Vincent family; - it was owned and constructed by Mark Chapman, a notable Peppermint Grove builder of the period; - it was a fine example of its style and period and maintained a high level of integrity

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place Date Records</p>

Additional Photos


House: 52 The Esplanade



Photo Source:
Realestate.com.au

Site Details

<i>Address</i>	52 The Esplanade
<i>Lot Number</i>	Lot: 100 (previously lots 22 and 23, amalgamated in 1915)
<i>inHerit Data Base ID</i>	3883
<i>Mapping coordinates</i>	32°00'01.4"S 115°46'13.6"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Queen Anne Bungalow
<i>Elements</i>	Crenellated porte cochere. Arts & Crafts decorative gable, rendered chimney
<i>Walls</i>	Limestone and rendered porte cochere
<i>Roof</i>	Terracotta tiles (non-original profile)
<i>Other</i>	Rendered porch, timber verandah
<i>Modifications</i>	Originally only the northern half was constructed. Oakley added the porte cochere and the southern half of the residence. Major extensions alterations completed 1970's. Replacement roof tiles and some interior modifications have not been sympathetic to the original design but are minor impact on overall value.
<i>Setting</i>	Gently elevated, overlooking Freshwater Bay & foreshore, high rendered boundary wall and hedge.

Background

<i>Original Owners</i>	G E Law
<i>Other Owners</i>	J. Oldfield McArdle, James Thompson, A E & I Oakley, A Robinson, I & G Robinson, L M Mayfield, S Brown, Dain P/L, Fiore P/L
<i>Originals Designers</i>	Possibly JJ Talbot Hobbs, possibly Hobbs Smith & Forbes
<i>Other Information</i>	Building has been reviewed and reported by multiple heritage architects.

Assessments	
<i>Historical</i>	The construction of the place is usually attributed to J Oldfield McArdle, however it seems the place was constructed during the ownership of G E Law. After McArdle the place was owned from 1910 to 1930 by James Thompson, Engineer in Chief, one of the number of high level civil servants to own homes in Peppermint Grove in the early twentieth century. During this period the two original lots were amalgamated. Oakley purchased the property from Thompson and undertook extensive additions, converting the modest house into a very large bungalow with a dramatic porte cochere. After Oakley, two generations of the Robinson family of Wongan Hills owned the property. Considerable historical significance.
<i>Aesthetic</i>	The place is a landmark on the lower Esplanade due to its size, style and eye catching porte cochere. The place has a remarkable stylistic coherence given the extensive change undertaken three decades after the original house was constructed.
<i>Technical</i>	The stages of the place show considerable skill and deftness in the development, firstly, of a Federation Queen Anne house and, secondly, its enlargement into a Federation Queen Anne Bungalow, of mansion proportions, signalled with a dramatic porte cochere.
<i>Social</i>	The place has been associated with a wide variety of Peppermint Grove residents, illustrating the nature of the Peppermint Grove society.
<i>Rarity</i>	The place is rare in being the coherent stylistic product of two major construction campaigns, some 30 years apart.
<i>Representativeness</i>	The place is a fine example of a Federation Queen Anne Bungalow style, with a feature porte cochere. It retains a high level of integrity.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This large, single storey, stone, brick, timber and tile residence, in a Federation Queen Anne Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with J Oldfield McArdle, James Thompson, A E Oakley, the Robinson family, and Sir JJ Talbot Hobbs, prominent residents of Peppermint Grove; - it is a fine example of its style and period with a high degree of integrity; - it is a rare example of a place being increased in size and updated whilst maintaining the consistency and integrity of the original style; - it is a landmark in a cultural group and townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Dr J Taylor Heritage Architect Evans Sisters Place Date Records</p>

Chirritta: 56 The Esplanade



Site Details	
Address	56 The Esplanade
Lot Number	20 & 21
inHerit Data Base ID	3882
Mapping coordinates	32°00'02.4"S 115°46'13.6"E

Property Description	
Construction Date	c. 1900
Architectural Style	Federation Bungalow
Elements	Rendered chimney & verandah timber balustrade in Arts and Crafts gridded pattern, with complementary decorative gable
Walls	Limestone
Roof	Originally terra cotta tiles
Other	Timber, render and lining boards
Modifications	Roof has been replaced.
Setting	Overlooking the foreshore of Freshwater Bay, low steel paneled fence.

Background	
Original Owners	Augustus J Roe, Magistrate
Other Owners	J E Roe, Mrs M Roe, D & A Cullity, N & D Satterly
Originals Designers	Olson and Sanders
Other Information	Remodelled by Philippa Mowbray Architects

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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
<i>Social</i>	The Esplanade was the chosen location of many of Western Australia's bureaucratic elite, which included Augustus Roe. Considerable social significance.
<i>Rarity</i>	Few places of the style and period are as fine or retain such a high level of integrity.
<i>Representativeness</i>	It is an exemplar as it is highly representative of its style and period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This large single storey face brick, timber and tiled residence, in the Federation Bungalow style, has cultural significance because;</p> <ul style="list-style-type: none"> - 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.

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

House: 58 The Esplanade



Site Details

<i>Address</i>	58 The Esplanade
<i>Lot Number</i>	19
<i>inHerit Data Base ID</i>	3881
<i>Mapping coordinates</i>	32°00'03.7"S 115°46'14.0"E

Property Description

<i>Construction Date</i>	c. 1900-1910
<i>Architectural Style</i>	Federation Queen Anne bungalow
<i>Elements</i>	
<i>Walls</i>	Face brickwork with rendered bands
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery, brick and rendered chimney
<i>Modifications</i>	Upon inspection (2020) the original place has been demolished. Demolition date not identified.
<i>Setting</i>	Site above the foreshore and Freshwater Bay, close to Keane's Pomt, with slatted timber front fence.


Background

<i>Original Owners</i>	A Y Clyde, Civil servant, until 1915
<i>Other Owners</i>	Mark Chapman, from 1915, E A Warburton, L Mole, M Frayne, Dr D.L & S.S Gordon, Plunkett
<i>Originals Designers</i>	
<i>Other Information</i>	Builder: Mark Chapman

Assessments	
<i>Historical</i>	The place appears to have been constructed for A Y Glyde, one of the public servants who were amongst the first stage residents in the suburb's development. The house was built by Mark Chapman, one of the Peppermint Grove's more notable builders of the period. The Gordons have been long term residents, since 1960, and continue the tradition of leading medical professionals in the suburb.
<i>Aesthetic</i>	The place was a very pleasing example of its time, with finely considered proportions and details.
<i>Technical</i>	The residence was a finely considered example of its style and period.
<i>Social</i>	N/A
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place was highly representative of its style and period and could be considered as an exemplar.

Statement of Significance
<p>The now demolished single storey brick, with rendered bands, timber and tiled residence, in the Federation Queen Anne style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was a fine example of a Federation Queen Anne bungalow, worthy of being considered an exemplar; - it had historical association with A Y Glyde, Mark Chapman and Douglas Gordon, each of them being prominent citizens of Peppermint Grove; - it formed part of a cultural group.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters Place Data Records</p>

Additional Photos


Venn Street

Hawkesbury: 1B Venn Street



Photo Source:
Realestate.com.au

Site Details

<i>Address</i>	1B Venn Street (Formally 18 Irvine)
<i>Lot Number</i>	42
<i>inHerit Data Base ID</i>	16391
<i>Mapping coordinates</i>	32°00'00.5"S 115°45'50.3"E

Property Description

<i>Construction Date</i>	1896
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	
<i>Walls</i>	Painted brickwork, timber windows & door frames
<i>Roof</i>	Galvanised iron painted
<i>Other</i>	Limestone footings, grand staircase, cast iron verandahs, decorative gables, pyramidal candlesnuffer
<i>Modifications</i>	Significantly renovated and extended by Mr Peter Basich in 2008/2009. These renovations included removing paint from exterior brickwork and the removal of the wrought iron balconies (replaced with timber balconies). The roof was also significantly altered and the grand stair case removed. The land has also been subdivided, resulting in the property no longer being visible from the corner of Venn and Irvine (2020).
<i>Setting</i>	High fences to garden

Background

<i>Original Owners</i>	Mrs R Wells
<i>Other Owners</i>	Ellen Withnell, E A Withnell-Graves (Dlagety & Co), J L Weir, S R & M Parsons, M B & M J Canning, Mr & Mrs K Hawke
<i>Originals Designers</i>	
<i>Other Information</i>	Infill development on adjacent new lot obscures house from Irvine

Assessments	
<i>Historical</i>	The house was built for Mrs Rebecca Wells, a prominent member of the Peppermint Grove community at the turn of the 19th-20th centuries. The place may have been constructed by Walter Wells, contractor. After 1960 the place was owned by Mrs Hawke. The place has some historical significance.
<i>Aesthetic</i>	The aesthetic value has been significantly reduced by the lot being subdivided, as the place has lost its landmark characteristic. It no longer addresses the Irvine-Venn intersection. Although it is no longer considered a landmark, the place strongly contributes to Venn Streets streetscape.
<i>Technical</i>	The place is a very good example of the Federation Queen Anne style of architecture.
<i>Social</i>	The place is part of a precinct reflecting the social and economic development of the suburb and, therefore, has some social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	Although the place has been significantly altered, it has maintained a moderate level of authenticity and contributes significantly to Venn street streetscape.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brick spacious house, with its extensive timber balconies and candlesnuffer, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - the place has long historical associations with Mrs Rebecca Wells and Mrs Kenneth Hawke, both prominent members of the Peppermint Grove community; - the place is an exemplar of the Federation Queen Anne style; the place strongly contributes to Venn streets streetscape; the place is a key element of its townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place Data Records</p>

House: 10 Venn Street



Site Details

<i>Address</i>	10 Venn Street
<i>Lot Number</i>	Pt 17
<i>inHerit Data Base ID</i>	3880
<i>Mapping coordinates</i>	32°00'04.4"S 115°45'48.3"E

Property Description

<i>Construction Date</i>	c. 1915
<i>Architectural Style</i>	Federation Queen Anne cottage
<i>Elements</i>	
<i>Walls</i>	Painted brickwork with rendered bands
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Half timbered gables
<i>Modifications</i>	
<i>Setting</i>	Front garden to Venn Street with picket fence of the appropriate style and period.

Background

<i>Original Owners</i>	Lucius Cullen
<i>Other Owners</i>	Mrs E V Copley, Mrs E Douglas, M & J Douglas & E H Calvette, R.A Cole, D & C Burt
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	Care has been taken to conserve the detail as well as the basic fabric of this handsome cottage and garden.
<i>Technical</i>	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.
<i>Social</i>	The place is an attractive example of the variety of housing design standards which have been available in Peppermint Grove since its early development.
<i>Rarity</i>	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.
<i>Representativeness</i>	This cottage represents the standard of attractive worker's housing which was developed in Peppermint Grove in the first stage of its development.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This face brick and tiled cottage, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical associations with Lucius Cullen, a local merchant and one of many local trade's 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 around the west Keane Street area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place Data Records</p>

Former Presbyterian Manse: 12 Venn Street



Photo Source:
Rwcmp.com.au

Site Details

<i>Address</i>	12 Venn Street
<i>Lot Number</i>	150
<i>inHerit Data Base ID</i>	6851
<i>Mapping coordinates</i>	32°00'07.8"S 115°45'48.5"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	
<i>Walls</i>	Coursed rusticated limestone
<i>Roof</i>	Corrugated iron
<i>Other</i>	Timber and cast iron verandah
<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 Owners</i>	Presbyterian Church in Western Australia
<i>Other Owners</i>	D.E.L Cave
<i>Originals Designers</i>	Possibly Louis Bowser Cumpston, the architect for St Columba's Church
<i>Other Information</i>	Former Presbyterian

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	Use of dressed limestone with struck mortar joints – accomplished and solid
<i>Social</i>	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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The manse represents full time Christian ministry for the denomination, which was the first to establish a Christian witness in the new suburb.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone cottage, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 16 Venn Street



Site Details

<i>Address</i>	16 Venn Street (formally 23 Johnston Street)
<i>Lot Number</i>	32
<i>inHerit Data Base ID</i>	16365
<i>Mapping coordinates</i>	32°00'11.5"S 115°45'48.5"E

Property Description

<i>Construction Date</i>	c. 1930
<i>Architectural Style</i>	Inter War California Bungalow
<i>Elements</i>	Large front verandah, limestone footings and lower walls, arts and crafts detail to gables
<i>Walls</i>	Painted limestone and painted brick
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery
<i>Modifications</i>	Upon inspection (2020) the place has been demolished. Demolition date not identified.
<i>Setting</i>	


Background

<i>Original Owners</i>	Bushells Ltd
<i>Other Owners</i>	E.N Lennon
<i>Originals Designers</i>	
<i>Other Information</i>	Builder: Bushells Co .c. 1930

Assessments	
<i>Historical</i>	The residence was constructed for the manager of the Bushells Tea Company in Western Australia, in the Inter War period when Bushells were the dominant tea brand in Australia. It was occupied by Bushells for a generation. It is an Inter War example of a residence being constructed by a merchant house for its senior executive in the suburb.
<i>Aesthetic</i>	The place was given emphasis and privacy by its elevated site. It was unusual for a California Bungalow styled residence to not have a prominent gable facing the street.
<i>Technical</i>	The place was a less prepossessing example of the California Bungalow style than many other examples, because it lacked presentation to the street.
<i>Social</i>	Bushells Tea Company continued an established tradition of prominent companies in locating their senior executive in the suburb.
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Statement of Significance
<p>This now demolished elevated single storey limestone, brick and tile residence, in the Inter War California Bungalow style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was constructed by, and used as, the residence of the senior state executive for Bushells Tea Company in this state; - it continued an established tradition of locating the senior executive of prominent companies in the suburb; - it was an unusual example of its style and retains a moderate level of integrity; - it was part of a townscape area.

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

Additional Photos


View Street

Street History – Shannon Lovelady

Named for the clear views that could once be enjoyed over and across Freshwater Bay, View Street runs along the natural high line of the land and follows part of the original colonial path from Perth to Fremantle. The first house in Peppermint Grove is said to be Bleak House (also referred to as Sayer's Folly), built in 1894 from locally quarried stone at what is now 48 View Street for Solicitor General William Sayer. Sayer had five acres of land straddling Keane and View Streets running to Johnston on one side, plus land on the eastern side of View Street.

He ceded one block to his niece Lesley Dobbs on her wedding to Alec Love in 1907. Lesley subsequently divorced and sold her land to Richard Strelitz who built Ericston (now St Just) on it in 1911.

Part Presbyterian Ladies College, Finlayson House



Photo Source: Google Street View

Site Details

<i>Address</i>	1 View Street
<i>Lot Number</i>	1-5
<i>inHerit Data Base ID</i>	6850
<i>Mapping coordinates</i>	31°59'39.8"S 115°46'08.8"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	
<i>Walls</i>	Brick, paint and render
<i>Roof</i>	Tiled roof and galvanised iron verandah
<i>Other</i>	Timber and replacement joinery
<i>Modifications</i>	The original residence has been considerably modified with adaptations and additions
<i>Setting</i>	Open garden to street

Background

<i>Original Owners</i>	D G Gawler, Solicitor
<i>Other Owners</i>	Presbyterian Ladies College
<i>Originals Designers</i>	
<i>Other Information</i>	Subject to approval plans to redevelop and restore

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	The residence has been greatly compromised by the adaptations and extensions which have occurred.
<i>Technical</i>	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.
<i>Social</i>	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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place in its original form was representative of its style

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This former single storey of brick, tile and iron, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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).

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



'Scorgie House' Presbyterian Ladies College: 2 View Street



Site Details

<i>Address</i>	2 View Street
<i>Lot Number</i>	24-26
<i>inHerit Data Base ID</i>	15937
<i>Mapping coordinates</i>	31°59'40.0"S 115°46'07.2"E

Property Description

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

Background

<i>Original Owners</i>	Land and house belonging to Lefroy family.
<i>Other Owners</i>	Presbyterian Ladies College
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	N/A
<i>Social</i>	Significant for its educational and social associations. Considerable social significance.
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey former residence, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Carmichael Hall (now known as Heather Barr Memorial Chapel) Presbyterian Ladies College: 2 – 6 View Street



Photo Source: Google Street View

Site Details

<i>Address</i>	2-6 View Street
<i>Lot Number</i>	20-27
<i>inHerit Data Base ID</i>	15936
<i>Mapping coordinates</i>	31°59'40.9"S 115°46'06.6"E

Property Description

<i>Construction Date</i>	1954-1955
<i>Architectural Style</i>	Post WWII Free Classical
<i>Elements</i>	
<i>Walls</i>	Stone facework to street, steel window framing, brick to side facades and basement
<i>Roof</i>	Metal deck
<i>Other</i>	
<i>Modifications</i>	Converted to chapel in mid 90's by Tony Ednie-Brown of the Buchan Group of Architects
<i>Setting</i>	Formal open approach to the street.

Background

<i>Original Owners</i>	Original building: William Gerald Lefroy. Existing Building.- Presbyterian Ladies College
<i>Other Owners</i>	Oldham, Boas & Ednie-Brown
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	Carmichael Hall is associated with Donald John Carmichael, Chairman of the Perth Stock Exchange and founder of D J Carmichael, stockbrokers. Donald Carmichael was one of PLC's Founders and served as its inaugural Treasurer from 1915 and as both Treasurer and Chair of PLC Council from 1918 until his retirement in 1934. He died in 1941 leaving almost his entire estate (of £55,000, almost \$4m today) to PLC.
<i>Aesthetic</i>	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.
<i>Technical</i>	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 in 1994. Retains a high level of integrity.
<i>Social</i>	PLC has since 1915 become a well-established, private educational institution which has served many of the residents of Peppermint Grove. Considerable social significance.
<i>Rarity</i>	Assembly halls are comparatively rare building types, which in later decades have tended to be superseded by performance spaces.
<i>Representativeness</i>	Carmichael Hall was the school's major assembly and performance space and now function as the College Chapel.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>Carmichael Hall, the College Chapel and former assembly building of Presbyterian Ladies College, has cultural significance because:</p> <ul style="list-style-type: none"> - the site has historical associations with Presbyterian Ladies College and Donald John Carmichael; - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>PLC Archives, Photographic Collection, Including early aerial photographs J J Talbot Hobbs plans for Mileura 1904</p> <p>PLC Council Minutes</p> <p>Trove</p> <p>Australian electoral records (through Ancestry)</p> <p>WA Post Office Directories (through SLWA)</p>

Old Stables and Well: 3A View Street



Site Details

<i>Address</i>	3A View Street
<i>Lot Number</i>	35
<i>inHerit Data Base ID</i>	15936
<i>Mapping coordinates</i>	31°59'42.9"S 115°46'08.8"E

Property Description

<i>Construction Date</i>	c. 1905. Converted in 1939
<i>Architectural Style</i>	InterWar Mediterranean/Arts & Crafts. The conversion recycled much of the original fabric including the original stable door.
<i>Elements</i>	
<i>Walls</i>	Painted brickwork, weatherboard, rusticated stone, timber joinery
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Dormers
<i>Modifications</i>	Site subdivided from Unalla. Conversion of original stables into a residence
<i>Setting</i>	Picket fence to garden

Background

<i>Original Owners</i>	Ben Morton (1900), H. Rischbeith (1905)
<i>Other Owners</i>	B M Rischbeith (1910), William Howel Evans (1940), Presbyterian Ladies College (1992)
<i>Originals Designers</i>	Possibly Charles Oldham, Marshall Clifton converted stables into a house for Evans, Bessie Rischbeith's nephew
<i>Other Information</i>	

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>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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey residence and former stables, located on a subdivision from the Rischbeith mansion 'Unalla', has exceptional cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove B Chapman & D Richards Marshall Clifton, Architect & Artist</p>

Unalla: 5 View Street



Photo Source:
Realestate.com.au

Site Details

<i>Address</i>	5 View Street
<i>Lot Number</i>	36
<i>inHerit Data Base ID</i>	6849
<i>Mapping coordinates</i>	31°59'44.1"S 115°46'07.9"E

Property Description

<i>Construction Date</i>	c. 1903
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Two storey asymmetrical design, verandahs to three facades. Original finishes and details retained. Fine verandah detailing, half timbered & pebble dash gables
<i>Walls</i>	Red face brickwork
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery
<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 Owners</i>	Ben Morton (1900), Henry Wills & Bessie Mabel Rischbeith (1905)
<i>Other Owners</i>	Campbell, B.G
<i>Originals Designers</i>	Charles Oldliam, Architect
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The place was built by the Rischbeith family who were to become 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 and childrens rights 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. She also lobbied for King Edward Maternity Hospital to accept all expected women Exceptional historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	"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.
<i>Social</i>	This site reflects the attraction of the nascent Peppermint Grove for the newly successful business people of the Gold Boom period, they were also socially aware and active, and an important phase in the social development of the suburb. Considerable social significance.
<i>Rarity</i>	One of a handful of the original mansions which still exists and is used for single residential purposes. The site landscape has been redeveloped.
<i>Representativeness</i>	Represents an important early phase in the social development of the suburb and represents a defining example of the WA Federation Queen Anne style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>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:</p> <ul style="list-style-type: none"> - 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 and is a defining landmark of the suburb; - 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.

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

Presbyterian Ladies College (Demolished for Science Technology and Arts centre)



Site Details

Address	8 View Street
Lot Number	21
inHerit Data Base ID	6848
Mapping coordinates	

Property Description

Construction Date	c. 1905
Architectural Style	Federation Bungalow
Elements	
Walls	Red brick, timber joinery
Roof	Corrugated galvanised iron
Other	Elegant verandah details, casement windows
Modifications	Upon inspection (2020) the building has been demolished and replaced with a science, technology and arts building. Demolition date not identified.
Setting	Former single residence now part of the PLC campus, open to street


Background

Original Owners	Frederick Andreas, Civil Servant.
Other Owners	John L Jones, Hubert Miller, W H Baldwin Gill, Fred Keightley, Presbyterian Ladies College.
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	Between 1915 and 1925 the house was owned and occupied by Hubert Miller, Frederick Miller's son and one of Peppermint Grove's renowned yachtsmen. Owned originally by a civil servant in the Mines Department and later by business people, prior to purchase by PLC in 1965. Some historical significance.
<i>Aesthetic</i>	The residence had some unusual details for its period, such as the casement windows and the refined columns and shallow arched bressemer of the verandah. The residence had been considerably modified, to remove some original detail.
<i>Technical</i>	N/A
<i>Social</i>	Significant in that its original owner was a public servant and its association with the development of PLC as an educational institution within Peppermint Grove.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place represents the role of public servants in the development of the suburb in the first decade of this century. It was similar to other houses in the suburb in that respect.

Statement of Significance
<p>This single storey brick and iron Federation Bungalow has cultural significance because:</p> <ul style="list-style-type: none"> - it represents the role of public servants in the development of the suburb during the first decade of this century; - it has some historical significance due to its several associations; - it now forms part of the PLC campus.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place record files</p>

Additional Photos
 <p>Photo Source: Google Street View</p>

House: 9 View Street



Site Details

<i>Address</i>	9 View Street
<i>Lot Number</i>	50
<i>inHerit Data Base ID</i>	3878
<i>Mapping coordinates</i>	31°59'47.7"S 115°46'06.8"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	
<i>Walls</i>	Limestone, painted timber joinery
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	
<i>Modifications</i>	Loss of ridge and finial details with re-roofing. Additional storey at rear.
<i>Setting</i>	Large garden behind brick and iron fence.

Background

<i>Original Owners</i>	Auguste Stange, Norwegian Consul.
<i>Other Owners</i>	Adam Baird, A & I Tonkin, C M Chomley
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The residence was built by Auguste Stang, who was Norwegian Consul at that 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.
<i>Aesthetic</i>	The residence is an accomplished, but comparatively subdued, example of the Federation Queen Anne style, which retains its original form and palette of materials. It adds to the streetscape.
<i>Technical</i>	N/A
<i>Social</i>	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 and were well known locally.
<i>Rarity</i>	N/A
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>The double storey stone and tile Federation Queen Anne residence and the site have cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 15 View Street



Site Details

<i>Address</i>	15 View Street
<i>Lot Number</i>	7
<i>inHerit Data Base ID</i>	3877
<i>Mapping coordinates</i>	31°59'50.3"S 115°46'05.9"E

Property Description

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

Background

<i>Original Owners</i>	A M Oliphant (land), J.R McAlpine, Surveyor (house)
<i>Other Owners</i>	A H Wilson, S & D Yeo, Mrs E Knowles, D.J Millar
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The residence was built by McAlpine one of the civil servants to live in Peppermint Grove in the early twentieth century. Some historical significance.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place was an early and accomplished example of the Queen Anne style. It retains a high level of integrity.
<i>Social</i>	Civil servants were an important component of the first phase of development of the suburb.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place represents the role of civil servants in the first major phase of development of the suburb.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey render and iron Federation Queen Anne style residence has cultural heritage significance because;</p> <ul style="list-style-type: none"> - 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.

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

House: 18 View Street



Site Details

<i>Address</i>	18 View Street
<i>Lot Number</i>	2
<i>inHerit Data Base ID</i>	3988
<i>Mapping coordinates</i>	31°59'48.8"S 115°46'03.7"E

Property Description

<i>Construction Date</i>	c. 1915
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Central octagonal bay and turret
<i>Walls</i>	Painted brickwork, timber joinery
<i>Roof</i>	Corrugated galvanised iron
<i>Other</i>	Extensive timber verandah
<i>Modifications</i>	Extensions to side and rear visible as the south wing
<i>Setting</i>	Open fenced garden to street, limestone and iron fence

Background

<i>Original Owners</i>	John Collins (land), Sydney Lodge, merchant (residence)
<i>Other Owners</i>	Horace Lisseman, Gale, Geoffrey Baker, Justin & Pauline Seward, Whistler Securities Pty Ltd
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The residence was built by Sydney Lodge, merchant, whose family was prominent in the Peppermint Grove community. Later occupied by Horace Lisseman (1930-45) and Justin Seward (1960 onwards), director of major "homegrown" real estate company, Justin Seward & Co. which later became Knight Frank. Considerable historical significance.
<i>Aesthetic</i>	The place is an accomplished example of the Federation Queen Anne style, which has retained original character and detail, although the painted brickwork subdues the original character. Substantial additions to the rear has been designed with skill to minimise intrusion of the original residence.
<i>Technical</i>	Originally the place was an accomplished example of the Queen Anne style. Original section retains a moderate/high level of integrity.
<i>Social</i>	Successful merchants and business people have been important components of each phase of development of the suburb.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place represents the role of merchants in the first major phase of development of the suburb and has continued to be a desirable home for successful business people.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey painted brickwork and iron Federation Queen Anne style residence has cultural significance because:</p> <ul style="list-style-type: none"> - it has considerable historical significance; retains much of the original Queen Anne style and its characteristics and has a moderate/high level of integrity; - represents the role of successful merchants in each phase of the development of the suburb; - it is located within a townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters Place record files</p> <p>Heritage advice provided by Stephen Carrick 28/10/19</p>

House: 24 View Street



Photo Source:
Mackhall.com.au

Site Details	
Address	24 View Street
Lot Number	3
inHerit Data Base ID	3987
Mapping coordinates	31°59'51.3"S 115°46'02.8"E

Property Description	
Construction Date	c. 1905
Architectural Style	Federation Queen Anne
Elements	Two storey return verandah, fine Arts and Crafts detailing
Walls	Painted brickwork, timber joinery
Roof	Terra cotta tiles
Other	Timber two storey verandah
Modifications	Painted brickwork
Setting	Prominent corner site, metal fence to large garden

Background	
Original Owners	Richard Mitchell (land) Douglas Darbyshire, doctor, (residence)
Other Owners	W E Blackall, Hans Stubbe, Mrs R L McGlashan, Charles Leuba, A & P Batty, L & J.M McTaggart
Originals Designers	Charles Oldham, Architect
Other Information	Conservation works approved 2020

Assessments	
<i>Historical</i>	Built by local medical practitioner Douglas Darbyshire, the residence was subsequently owned and occupied by his successor W.E Blackall. Blackall was a prominent MD and botanist, who worked with the government botanist Charles Gardiner. Blackall was instrumental in the establishment of the Claremont hospital "Devonleigh". Blackall was in turn succeeded both as the local medical practitioner and resident of 24 View Street by Hans 'Joe' Stubbe. The place was both home and practice for a number of medical practitioners from 1905 until 1950. Considerable historical significance.
<i>Aesthetic</i>	A large house rather than a mansion, this residence is a major work of Charles Oldham, prominent architect. It complemented "Unalla" the two storey mansion, one block to the north and used similar verandah balustrading and bressummer details. It showed the application of appropriate detail to distinguish between the large house and mansion. Considerable aesthetic significance.
<i>Technical</i>	This residence together with "Unalla" and the residential work of J J Talbot Hobbs, within the suburb, effectively established the Western Australian characteristics of the Federation Queen Anne style. It retains a high level of integrity. Considerable technical significance.
<i>Social</i>	The place was central and prominent within the suburb. It was the residence and practice of a succession of well known local medical practitioners over a period of 45 years. It has considerable social significance.
<i>Rarity</i>	One of a handful of major two storey residences, occupying a prominent corner site, extant from the first phase of development of the suburb.
<i>Representativeness</i>	Represents an important early phase in the development of the suburb and is a notable example of WA Federation Queen Anne style. Service of medical practice for local community.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This large two storey painted brick, timber and tile residence, in Federation Queen Anne style, sited on a prominent corner site, has cultural significance because:</p> <ul style="list-style-type: none"> - it is of considerable historical significance being the practice and residence for 45 years of the prominent medical practitioners serving the suburb; - it is of considerable aesthetic significance as a major work of the prominent architect Charles Oldham; - it is a notable and accomplished example of the Federation Queen Anne style; - it represents a major early phase of development of the suburb.

References
<p>I. Molyneux Looking Around Perth</p> <p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Heritage advice provided by Seymour Clifford – 24/09/19</p>

House: 27 View Street



Site Details

<i>Address</i>	27 View Street
<i>Lot Number</i>	2
<i>inHerit Data Base ID</i>	3984
<i>Mapping coordinates</i>	32°00'00.5"S 115°46'03.2"E

Property Description

<i>Construction Date</i>	1893-1900
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	
<i>Walls</i>	Limestone rusticated, timber joinery
<i>Roof</i>	Corrugated iron
<i>Other</i>	Single storey verandah
<i>Modifications</i>	Spandrels under windows in front gable wall, loss of verandah details, front room under gable added 1981
<i>Setting</i>	Metal fence garden to street.

Background

<i>Original Owners</i>	H.P Farmaner, Civil Servant
<i>Other Owners</i>	C.M Cameron
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	N/A
<i>Social</i>	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.
<i>Rarity</i>	The house is comparatively rare within the district, representing the pre Gold Boom period of development in the district.
<i>Representativeness</i>	The place is representative of the more modest early houses associated with public servants in the pioneering phase of the district.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, timber and iron residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 28 View Street



Photo Source:
Realestate.com.au

Site Details	
Address	28 View Street
Lot Number	101
inHerit Data Base ID	3983
Mapping coordinates	31°59'55.0"S 115°46'02.0"E

Property Description	
Construction Date	c. 1905
Architectural Style	Federation Queen Anne
Elements	Return bullnose verandah. Gables to either end of verandahs
Walls	Random flush jointed limestone
Roof	Galvanised iron
Other	Rendered chimneys, timber joinery
Modifications	North wing added in 1970's
Setting	High walled garden to street.

Background	
Original Owners	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
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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.
<i>Social</i>	The place has been associated with successful business families and has been associated with social and political activity in the district.
<i>Rarity</i>	The place is comparatively rare due to the integrity of its exterior.
<i>Representativeness</i>	The single storey limestone bungalow was a relatively widespread building form for a prestigious residences of the period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, timber and iron residence, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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 recognised social significance.

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

Braemar: 29 View Street



Photo Source: Mackhall.com.au

Site Details	
Address	29 View Street
Lot Number	38
inHerit Data Base ID	4188
Mapping coordinates	32°00'01.3"S 115°46'03.0"E

Property Description	
Construction Date	1909
Architectural Style	Federation Queen Anne
Elements	Stretched symmetrical footprint with twin end gables
Walls	Painted brick, timber joinery
Roof	Terra cotta tiles
Other	Rough cast and half timbered twin gables
Modifications	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.
Setting	Narrow front garden, with robust front picket fence.

Background	
Original Owners	AW Glyde, J Ainslie (property) Harriet Broadhurst (house)
Other Owners	Cecil Salmon, R M Forrest, Thomas Wearne, Alice Goldby, Alice Learmonth, J & C Coote, S.K & S.L Flicks
Originals Designers	Sir J J Talbot Hobbs
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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 chinmey has been diminished with the rendering of the face brickwork.
<i>Social</i>	The place is valued for its associations with its various owners and its designer Sir J J Talbot Hobbs.
<i>Rarity</i>	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.
<i>Representativeness</i>	The place demonstrates the variety in the bungalow style which emerged at the end of the Gold Boom period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey rendered brick and terra cotta tile residence in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 30 View Street



Site Details

<i>Address</i>	30 View Street
<i>Lot Number</i>	103
<i>inHerit Data Base ID</i>	4186
<i>Mapping coordinates</i>	31°59'55.7"S 115°46'01.8"E

Property Description

<i>Construction Date</i>	c. 1910
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	Gambrel roof with crippled verandah
<i>Walls</i>	Limestone and timber joinery
<i>Roof</i>	Tiled roof
<i>Other</i>	Extended perimeter verandah.
<i>Modifications</i>	Tiling of roof an adaptation. Battleaxe subdivision of lot. Major reconstructions
<i>Setting</i>	Limestone and timber fence enclosing a large garden

Background

<i>Original Owners</i>	A G Harvey (property), William Hooper (house)
<i>Other Owners</i>	Mrs F Tregonning, Suzanne Mary Connors, G.J Penn
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place is a representative example of the bungalow style of the period.
<i>Social</i>	The place is valued by the community for its associations with Mr Hooper and Mrs Tregonning.
<i>Rarity</i>	N/A
<i>Representativeness</i>	Apart from the tile roof the place is a representative example of the Federation Bungalow style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone, timber and tile residence, in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Evans Sisters Place record files</p>

House: 31 View Street



Site Details

<i>Address</i>	31 View Street
<i>Lot Number</i>	5 Pt 6
<i>inHerit Data Base ID</i>	4185
<i>Mapping coordinates</i>	32°00'02.5"S 115°46'03.3"E

Property Description

<i>Construction Date</i>	1905-1913 (has since been demolished)
<i>Architectural Style</i>	
<i>Elements</i>	
<i>Walls</i>	
<i>Roof</i>	
<i>Other</i>	
<i>Modifications</i>	
<i>Setting</i>	

Background

<i>Original Owners</i>	Eliza Hearman, (property) Auguste Stang (house)
<i>Other Owners</i>	Lucius Manning, Eileen Agnes Manning, Madal Holdings Pty Ltd
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments

<i>Historical</i>	The property had long associations with the family of Lucius Manning, one of the emerging manufacturers of the pre World War I period, who took up residence in Peppermint Grove at that time. The association with the family continued for more than 6 decades.
<i>Aesthetic</i>	N/A
<i>Technical</i>	N/A
<i>Social</i>	The site retains associations with the Manning family
<i>Rarity</i>	N/A
<i>Representativeness</i>	N/A

Statement of Significance

This site formerly housed the residence of the family of Lucius Manning and has cultural heritage significance because:

- it is of historical significance because of its associations with Lucius Manning, manufacturer, and the continuing long association with the Manning family.
- No building evidence of earlier house remains on site.

References

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

House: 32 View Street



Site Details

<i>Address</i>	32 View Street
<i>Lot Number</i>	Pt 26, 27 & 28
<i>inHerit Data Base ID</i>	4187
<i>Mapping coordinates</i>	31°59'56.8"S 115°46'01.6"E

Property Description

<i>Construction Date</i>	c. 1903
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Two storey bay window and return verandah
<i>Walls</i>	Limestone, rendered chimney
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery and verandahs
<i>Modifications</i>	Thoughtful conservation/refurbishment by the R & E Forbes. Restorations from earlier conversion to flats.
<i>Setting</i>	Addresses the street through a limestone and iron railing fence.

Background

<i>Original Owners</i>	A G Harvey (property), George Greenway (house)
<i>Other Owners</i>	Lea Allnutt, Estate of Lea Allnutt, Robin Slade Forbes, and Elizabeth Forbes, Councillor J & J.A Pracilio
<i>Originals Designers</i>	
<i>Other Information</i>	Builder: George Greenway

Assessments	
<i>Historical</i>	The land 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.
<i>Aesthetic</i>	The place is a handsome, well proportioned, two storey residence of the Federation Queen Anne style, which is an important cultural and townscape element.
<i>Technical</i>	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.
<i>Social</i>	The place has associations with prominent Peppermint Grove personalities and contributes to the community's sense of well being.
<i>Rarity</i>	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.
<i>Representativeness</i>	The place is a fine and representative example of a large Federation Queen Anne style residence of its period.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey limestone and terra cotta tile residence in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - it has historical significance because of its association with the Greenway, Allnutt 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.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p> <p>Evans Sisters Place record files</p>

House: 34 View Street



Site Details

<i>Address</i>	34 View Street
<i>Lot Number</i>	Pt 26
<i>inHerit Data Base ID</i>	2238
<i>Mapping coordinates</i>	31°59'57.6"S 115°46'01.4"E

Property Description

<i>Construction Date</i>	c. 1900
<i>Architectural Style</i>	Federation Bungalow
<i>Elements</i>	
<i>Walls</i>	Limestone
<i>Roof</i>	Galvanised iron
<i>Other</i>	Brick verandah upstands
<i>Modifications</i>	Verandah simplified in detail, floor level partly omitted for car parking, and upstand reconstructed in brick
<i>Setting</i>	High brick fence to street

Background

<i>Original Owners</i>	A.G Harvey, Civil servant
<i>Other Owners</i>	Sidney Lodge, Hugh & Georgina Russell, Mrs Wilson, A G Bird, Professor Anthony & Dr Jill House
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	Built by A.G Harvey, one of the group of senior 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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The technical competence of the place has been compromised by comparatively recent adaptations.
<i>Social</i>	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.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The original form of the house was a representative example of the Federation Bungalow style.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone and galvanised iron residence in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>I. Molyneux Looking Around Perth</p> <p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p>

House: 36 View Street



Site Details	
Address	36 View Street
Lot Number	74
inHerit Data Base ID	2484
Mapping coordinates	31°59'58.2"S 115°46'00.9"E

Property Description	
Construction Date	c. 1900
Architectural Style	Federation Bungalow
Elements	Diagonal corner bay, wide perimeter verandahs
Walls	Limestone
Roof	galvanised iron
Other	timber carport, verandah and joinery
Modifications	Possible loss of verandah detail
Setting	Corner block, painted brick fence

Background	
Original Owners	Alec McNeil
Other Owners	Fairbairn family, G.S & T Gosling
Originals Designers	
Other Information	

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>Rarity</i>	N/A
<i>Representativeness</i>	The place is an exemplar of the Federation Bungalow style

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone and galvanised iron residence in the Federation Bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 40 View Street



Site Details

<i>Address</i>	40 View Street
<i>Lot Number</i>	Pt 14
<i>inHerit Data Base ID</i>	15675
<i>Mapping coordinates</i>	32°00'00.4"S 115°46'00.7"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Queen Anne
<i>Elements</i>	Return bullnose verandah. Gables to either end of verandahs
<i>Walls</i>	Random flush jointed limestone
<i>Roof</i>	Galvanised iron
<i>Other</i>	Rendered chimneys, timber joinery
<i>Modifications</i>	
<i>Setting</i>	Picket fence and open garden to street.

Background

<i>Original Owners</i>	Frederick Andreas
<i>Other Owners</i>	J & B Speirs, S Wordsworth
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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 impainted galvanized iron.
<i>Technical</i>	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.
<i>Social</i>	N/A
<i>Rarity</i>	A place of this period with such reticence and lack of decorative detail is rare.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This single storey limestone and iron bungalow, in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

House: 41 View Street



Site Details

<i>Address</i>	41 View Street
<i>Lot Number</i>	3
<i>inHerit Data Base ID</i>	16084
<i>Mapping coordinates</i>	32°00'07.7"S 115°46'03.2"E

Property Description

<i>Construction Date</i>	c. 1935
<i>Architectural Style</i>	InterWar Mediterranean
<i>Elements</i>	Modernist elements - Hipped tiled roofs, tiled sills. Contrasting colours of painted brickwork and tiled elements. Considered proportions, careful articulation of wall surfaces and openings.
<i>Walls</i>	Rendered brickwork
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Multi pane timber windows, tiled sills
<i>Modifications</i>	Upon inspection (2020) the place has been demolished. Demolition date not identified
<i>Setting</i>	

Background

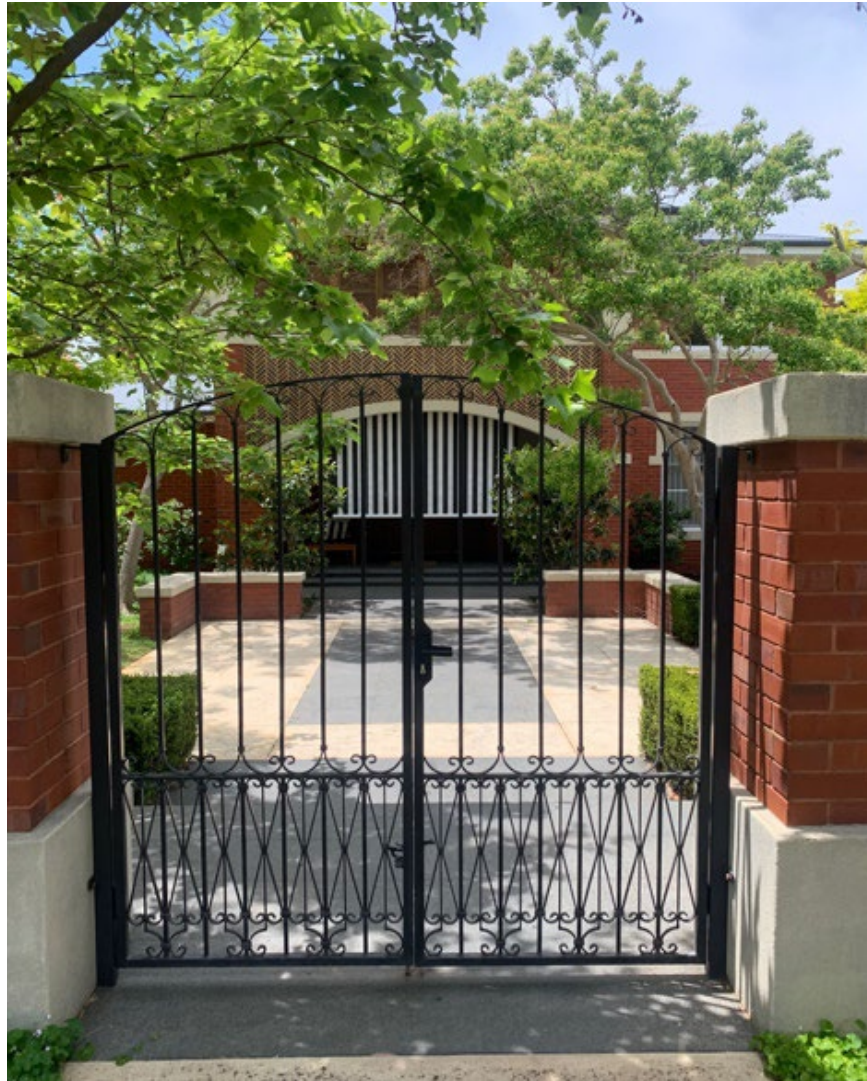
<i>Original Owners</i>	Dr N.M.Cuthbert
<i>Other Owners</i>	M.I Dolin
<i>Originals Designers</i>	Rodney Alsop
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The conjunction of a doctor client and a modernist architect had produced notable architectural results in Vienna and California during the first three decades of this century. This place provides an interesting parallel. Alsop was the architect for the University of Western Australia's Winthrop Hall and Administration complex. Some historical significance.
<i>Aesthetic</i>	Molyneux states "the most modernistic of Alsop's houses in Perth but also disciplined in a 'formal' Mediterranean manner."
<i>Technical</i>	A sophisticated work which demonstrates competence in the prevailing Mediterranean and Modernist design idioms of the day. The construction of the residences has been undertaken with a high level of workmanship.
<i>Social</i>	The suburb has a pattern of doctors being patrons of major architects of the day
<i>Rarity</i>	The place was one of the earliest InterWar Mediterranean cum Modernist residences in Perth and was a departure in the work of Alsop.
<i>Representativeness</i>	The place is representative of the design idioms of the day.

Statement of Significance
<p>These now demolished two storeyed rendered brick and tile residences, in the InterWar Mediterranean cum Modernist style, had cultural significance because:</p> <ul style="list-style-type: none"> - it was an example of a doctor-architect relationship providing a notable work of its time; - it was an accomplished work which marked a design departure for Rodney Alsop, prior to his premature death; - it was a sophisticated synthesis of two of the prevailing design idioms of the day, undertaken with a high level of workmanship; - it was part of a cultural group and a townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Molyneux Looking Around Perth</p>

Additional Photo



Kalimna: 42a View Street



Site Details

<i>Address</i>	42a View Street
<i>Lot Number</i>	30
<i>inHerit Data Base ID</i>	14996
<i>Mapping coordinates</i>	32°00'02.4"S 115°46'00.5"E

Property Description

<i>Construction Date</i>	c. 1895-1900
<i>Architectural Style</i>	Federation Queen Anne Bungalow
<i>Elements</i>	Parapet to entry hall and adjacent diagonal gable, terminating verandah, ornate original chimneys and verandah details. Stained glass and "bird paintings" to windows of living room.
<i>Walls</i>	Painted brick and render
<i>Roof</i>	Terra cotta tiles to roof with ridge decoration, galvanized iron to verandah, painted and rendered chimney.
<i>Other</i>	Rendered parapet and decorative diagonal gable, timber joinery and verandah.
<i>Modifications</i>	Significant additions to the front.
<i>Setting</i>	Picket fence and open garden to street

Background

<i>Original Owners</i>	George Bolton
<i>Other Owners</i>	Frederick Burt, Smith Family Residence from 1930's. Cuthburt Smith, General Manager, Wesfanners Woolark Pty Ltd
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The residence was built by George Bolton, an accountant. His was one of the first 5 families to build in Peppermint Grove after W.F Sayer erected his house in View Street in 1894. The property was later owned by Frederick Burt, Barrister at Law and son of Septimus Burt. Considerable historical significance.
<i>Aesthetic</i>	The residence was originally a romantic composition with the close conjunction of lively and disparate elements, particularly the combination of flat gable diagonal verandah corner, decorative diagonal gable, rendered parapet to entry hall, with elaborate chinmey behind.
<i>Technical</i>	The original house is a lively and engaging example of the Federation Queen Anne style, which has been compromised by the substantial additions and adaptations.
<i>Social</i>	The place contributes to the community's sense of place through the earliness of its construction and its associations with Bolton and Frederick Burt.
<i>Rarity</i>	The entry provides a rare combination of highly picturesque elements.
<i>Representativeness</i>	N/A

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This formerly single storey painted brick, render, terra cotta tiled roof and galvanized iron verandah, has cultural significance because:</p> <ul style="list-style-type: none"> - it is of historical importance because it was one of the earliest residences built in Peppermint Grove, and its later associations with Frederick Burt; - it is a rare and highly picturesque example of a Federation Queen Anne Bungalow; - it contributes to the community's sense of place; - it is an important townscape element.

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

House: 43 View Street



Site Details

<i>Address</i>	43 View Street
<i>Lot Number</i>	4
<i>inHerit Data Base ID</i>	14995
<i>Mapping coordinates</i>	32°00'08.3"S 115°46'03.2"E

Property Description

<i>Construction Date</i>	c. 1935
<i>Architectural Style</i>	InterWar Mediterranean
<i>Elements</i>	Neo Georgian elements. Hipped gable shingle roof. Considered proportions, careful articulation of wall surfaces and openings.
<i>Walls</i>	Rendered brickwork
<i>Roof</i>	Timber Shingles
<i>Other</i>	Painted timber joinery & window shutters
<i>Modifications</i>	Upon inspection (2020) the place has been demolished. Demolition date not identified.
<i>Setting</i>	


Background

<i>Original Owners</i>	Charles Robert Bunning (Bunning Timber)
<i>Other Owners</i>	C.R Bunnings
<i>Originals Designers</i>	Athol Hobbs
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The place was designed and constructed for Charles Robert Bunning, of Bunning Timber, by Athol Hobbs, son of Sir J J Talbot Hobbs, and also one of the leading Perth architects of his time. The place continued to have associations with the Bunning family. Considerable historical significance.
<i>Aesthetic</i>	Molyneux states "a happy design combining early Modern Movement simplicity with Neo-Georgian proportions and perhaps influenced by Alsop's work next door at No 41 & 41A".
<i>Technical</i>	A sophisticated work which demonstrated competence in the prevailing design idioms of the day. The construction of the residence has been undertaken with a high level of workmanship.
<i>Social</i>	The Bunning and Hobbs families were prominent members of the Peppermint Grove community.
<i>Rarity</i>	There are few examples in the suburb and Perth of such skilful design synthesis of the design idioms of the day.
<i>Representativeness</i>	The place was representative of the design idioms of the day.

Statement of Significance
<p>This now demolished two storey rendered brick and shingle residence, in the InterWar Mediterranean style, had cultural significance because:</p> <ul style="list-style-type: none"> - it has historical significance due to its associations with Charles Robert Bunning, the Bunning family and Athol Hobbs; - it was a sophisticated synthesis of the prevailing design idioms of the day, undertaken with a high level of workmanship, and which retains a high level of integrity; - it had social significance because it is the product of two prominent Peppermint Grove families; - it was part of a cultural group and a townscape area.

References
<p>R. Pascoe Western Australia's Capital Suburb, Peppermint Grove Molyneux Looking Around Perth</p>

Additional Photos


St Just: 44 View Street



Site Details

<i>Address</i>	44 View Street
<i>Lot Number</i>	1
<i>inHerit Data Base ID</i>	15501
<i>Mapping coordinates</i>	32°00'04.7"S 115°46'00.9"E

Property Description

<i>Construction Date</i>	c. 1911
<i>Architectural Style</i>	Federation Queen Anne mansion
<i>Elements</i>	Splendid timber two storey verandah and diagonal entry porch, with roundel set in fretwork. Germanic influence on design
<i>Walls</i>	Brick, timber joinery, rendered balustrades
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Timber joinery and fretwork
<i>Modifications</i>	
<i>Setting</i>	North west corner of intersection of Keane and View Streets. Timber fence.

Background

<i>Original Owners</i>	Richard Strelitz
<i>Other Owners</i>	William Forrest, J.L Birchmore, Hohnen Family, D & J Gascoine
<i>Originals Designers</i>	Attributed to G Liebe (builder of Her Majesty Theatre)
<i>Other Information</i>	

Assessments	
<i>Historical</i>	St Just' was built c.1911 for Richard Strelitz, a successful businessman, and his wife Bessie. During WWI 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.
<i>Aesthetic</i>	'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.
<i>Technical</i>	'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.
<i>Social</i>	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.
<i>Rarity</i>	Mansions of this style and quality are rare in Perth and WA.
<i>Representativeness</i>	'St Just' is representative of the suburb's attraction to the powerful, the entrepreneurial and the wealthy.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>St Just' is a two storey brick, timber and terra cotta tile mansion in the Federation Queen Anne style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R.M James Heritage of Pines R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p>

Wongaburra: 45 View Street



Site Details

<i>Address</i>	45 View Street
<i>Lot Number</i>	29
<i>inHerit Data Base ID</i>	15450
<i>Mapping coordinates</i>	32°00'09.4"S 115°46'02.9"E

Property Description

<i>Construction Date</i>	c. 1905
<i>Architectural Style</i>	Federation Queen Anne Bungalow
<i>Elements</i>	Simple rectangular plan form set parallel to street. Large single pitch roof over internal spaces and verandah, similar to Federation Bungalow. Decorative gable to front entry
<i>Walls</i>	Rendered brickwork
<i>Roof</i>	Galvanised iron
<i>Other</i>	Timber verandah, joinery and entrance gates
<i>Modifications</i>	Rendering to brickwork. Extensively refurbished with new entry from View Street (original entry north elevation). Additional storey (2020)
<i>Setting</i>	Fenced garden setting to the street

Background

<i>Original Owners</i>	Lieutenant-Colonel Cecil R.P Andrews (Inspector general schools).
<i>Other Owners</i>	D.R.L and C.E Burt
<i>Originals Designers</i>	
<i>Other Information</i>	

Assessments	
<i>Historical</i>	The place was built for Lt-Col.Cecil Andrews, Inspector General of Schools 1903-1930. This period was one of great expansion in education throughout the state. Andrews was one of the number of senior civil servants to build in this part of Peppermint Grove in the early twentieth century. Some historical significance.
<i>Aesthetic</i>	The place is a comparatively early example of a straightforward Queen Anne bungalow, which like the earlier Regency style relied on proportioning for elegance.
<i>Technical</i>	The place is well proportioned and a good example of its type and style. It retains a high level of integrity.
<i>Social</i>	N/A
<i>Rarity</i>	The place is one of comparatively few residences of this type and style in the suburb.
<i>Representativeness</i>	With its high level of integrity the place is a good example of the Queen Anne style applied to an early type of single storey residence in the suburb. The public servants who were amongst the early settlers in the district tended to use plainer styles of building than the other early settlers.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This double storey limestone, brick and galvanised iron residence in the Federation Queen Anne Bungalow style has cultural heritage significance because:</p> <ul style="list-style-type: none"> - it is of historical significance due to its association with Lt-Col.Cecil Andrews, Inspector General of Schools; - it is an intact example of the style applied to an early type of single storey residence and retains a high level of integrity; - it is part of a cultural group and townscape area; - it contributes to the community's sense of place.

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

House: 46 View Street



Photo Source:
Google Street
View

Site Details	
Address	46 View Street
Lot Number	
inHerit Data Base ID	26120
Mapping coordinates	32°00'06.3"S 115°46'00.9"E

Property Description	
Construction Date	c. 1898
Architectural Style	Inter-War Mediterranean
Elements	Steeply pitched gables. The view street elevation has an asymmetrical form with interlocking gables over a ground floor comprising of a protruding bay surmounted with a balcony from the first floor and classically derived balustrade.
Walls	Limestone and rendered brick
Roof	Marseilles clay tiles
Other	
Modifications	Breakfast room wall removed, various decorative schemes, backyard patio and pool added, garage added to with access from Keane street.
Setting	Separated from the street by a low dressed limestone wall and garden

Background	
Original Owners	Paton Family
Other Owners	
Originals Designers	R E Brock and A Grono
Other Information	

Assessments

<i>Historical</i>	The place once part of a larger land holding, which was included in the curtilage of the adjacent property, now number 48 View Street. The subdivision of the lot helped shape the suburb during the interwar period.
<i>Aesthetic</i>	46 View Street has some aesthetic value formed by its contribution to the streetscape. Internally it has some aesthetic value for its relatively good quality of craftsmanship from the period.
<i>Technical</i>	N/A
<i>Social</i>	N/A
<i>Rarity</i>	46 View street is not rare but is a good representative example of an Inter-War dwelling in Peppermint Grove.
<i>Representativeness</i>	46 View Street is generally in a good condition and its integrity as a residential premises remains. Its authenticity moderate to high having undergone some changes to its interior and back garden.

Property Interior

Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance

This double storey limestone, rendered brick and Marseille clay tiled residence in the Inter-war Mediterranean style has cultural heritage significance because:

- it is an intact style of the Inter-war Mediterranean style that helped shape the suburb in the interwar period;
- its integrity has been retained;
- it contributes to View Streets streetscape;
- it contributes to the communities sense of place.

References:

R. Pascoe Western Australia's Capital Suburb, Peppermint Grove
Heritage advice provided by Mark Beattie 26/04/18

Additional Photos

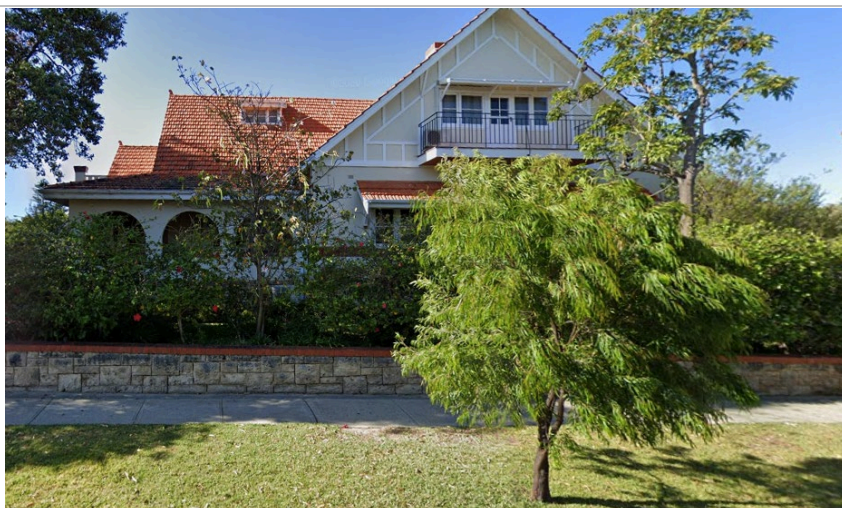


Photo Source: Google Street View

House: 47 View Street



Site Details

<i>Address</i>	47 View Street
<i>Lot Number</i>	31
<i>inHerit Data Base ID</i>	11695
<i>Mapping coordinates</i>	32°00'11.3"S 115°46'03.2"E

Property Description

<i>Construction Date</i>	1906
<i>Architectural Style</i>	Federation Georgian Revival
<i>Elements</i>	Arts and Crafts elements. Georgian entry porch. Arts and crafts flying gable and facebrick chimneys.
<i>Walls</i>	Painted brickwork, brick quoining
<i>Roof</i>	Terra cotta tiles
<i>Other</i>	Rendered entry porch, decorated gable, brick chimneys, timber joinery
<i>Modifications</i>	The residence has lost its large garden setting on the eastern side of the house through subdivision. Thoughtful restoration and additions by P Bacich
<i>Setting</i>	The place addresses both View and Johnston Streets across a formal front garden.

Background

<i>Original Owners</i>	Robert Purse McMillan, Chief Justice and Lieutenant Governor
<i>Other Owners</i>	McMillan family, P B Bacich, G & J Finn
<i>Originals Designers</i>	The office of Hobbs, Smith & Forbes
<i>Other Information</i>	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	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 facade 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.
<i>Social</i>	The place reflects part of the social makeup and social development of the suburb and has long associations with the McMillan family.
<i>Rarity</i>	The place is a stylistic rarity because of its strong Georgian Revival flavour.
<i>Representativeness</i>	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.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey residence in rendered brick, brick quoining and tiled roof in a Federation Georgian Revival style has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

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

Bleak House: 48 View Street



Photo Source:
Real estate.com.au

Site Details

Address	48 View Street
Lot Number	Pt 14
inHerit Data Base ID	10580
Mapping coordinates	32°00'07.0"S 115°46'00.8"E

Property Description

Construction Date	1892-1893
Architectural Style	Victorian Late Georgian Bungalow
Elements	
Walls	Limestone
Roof	Terra cotta tiles
Other	Timber joinery
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 including a second storey.
Setting	Garden frontage with hedge to the street

Background

Original Owners	William Sayer
Other Owners	Family home of Lawyer Lloyd Davies, Gavin and Helen Bunning (previous Councillor) Geko Capital Pty Ltd,
Originals Designers	
Other Information	

Assessments	
<i>Historical</i>	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.
<i>Aesthetic</i>	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.
<i>Technical</i>	The place retains a moderate/high level of integrity.
<i>Social</i>	Reflects the social development of the suburb. Considerable social significance.
<i>Rarity</i>	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.
<i>Representativeness</i>	The place marks the beginning of the attractiveness of the suburb for important members of the legal profession.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This double storey limestone and tiled roofed residence, in Victorian Late Georgian bungalow style, has cultural significance because:</p> <ul style="list-style-type: none"> - 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.

References
<p>R.M James, Heritage of Pines I.Molyneux, Looking Around Perth R. Pascoe Western Australia's Capital Suburb, Peppermint Grove</p>

House: 48A View Street



Photo Source:
Mackhall.com.au

Site Details

<i>Address</i>	48A View Street
<i>Lot Number</i>	15
<i>inHerit Data Base ID</i>	9092
<i>Mapping coordinates</i>	32°00'07.7"S 115°46'00.4"E

Property Description

<i>Construction Date</i>	c. 1950
<i>Architectural Style</i>	InterWar Old English
<i>Elements</i>	Steeply pitched shingle tile roof with dormers balancing street facing gable. Closed facade with entry approached diagonally.
<i>Walls</i>	Painted brick
<i>Roof</i>	Terra cotta shingle tile
<i>Other</i>	Timber joinery, metal screens
<i>Modifications</i>	
<i>Setting</i>	Garden with hedge to street

Background

<i>Original Owners</i>	L. Liddell, Dentist
<i>Other Owners</i>	A R A & D Wallace
<i>Originals Designers</i>	Hobbs, Forbes and Partners and Eales, Cohen and Fitzhardinge, Architects in Association
<i>Other Information</i>	Builder: Missen and Mills 2020 Approval to install contemporary steal bay window in front wing by Mowbray architects.

Assessments	
<i>Historical</i>	The place was built for well known dentist, Leonard Liddell, who was secretary, Superintendent and Chairman of the Board of Management of the Perth Dental Hospital.
<i>Aesthetic</i>	The place is a residence in a nostalgic style, which was popular in a number of higher income areas of Perth, either side of World War II.
<i>Technical</i>	The place demonstrates the nature of infill development which occurred on subdivided lots in the Post War period.
<i>Social</i>	The place shows the nostalgia for revival styles which became evident in the Inter War period and carried over to the Post War period.
<i>Rarity</i>	N/A
<i>Representativeness</i>	The place is representative of the nature of infill housing which occurred with subdivision of some larger lots.

Property Interior
Interior layout, features and fittings of this place may hold some heritage value. Further detailed survey by a heritage interior expert may be warranted prior to the consideration of approval of any interior alterations.

Statement of Significance
<p>This two storey brick and shingle tiled residence in the InterWar Old English style has cultural significance, because:</p> <ul style="list-style-type: none"> - it has associations with a well known dentist of the period; - it demonstrates the stylistic nostalgia of the periods either side of World War II; - it demonstrates the nature of infill development which occurred on subdivided lots; - it is part of a cultural group and a townscape area.

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