



**NAME AND LOCATION DETAILS**

|                                  |                                     |
|----------------------------------|-------------------------------------|
| <b>Place Name</b>                | House (fmr)                         |
| <b>Street Address</b>            | 1123 Hay Street, WEST PERTH WA 6005 |
| <b>Location Description</b>      | Lot 13 P 1345                       |
| <b>Other Names</b>               |                                     |
| <b>Historical Street Address</b> | 1123 Hay Street                     |
| <b>Historical Perth Town Lot</b> |                                     |
| <b>Place ID</b>                  | 15983                               |
| <b>COP Property Key</b>          | 176892                              |
| <b>Property Titles</b>           | Lot 13 P 1345                       |

**PLACE DETAILS**

|  |                              |
|--|------------------------------|
| <b>Place Type</b>                                  | Individual Building or Group |
| <b>Local Heritage Survey</b>                       | 28/03/2023                   |
| <b>Local MHI - Draft</b>                           | 13/03/2001                   |
| <b>Local MHI - Adopted</b>                         |                              |
| <b>Local Heritage List</b>                         |                              |
| <b>Local Heritage Area</b>                         |                              |
| <b>Local Heritage Area – Building Contribution</b> |                              |
| <b>State Heritage Register</b>                     | No                           |
| <b>Commonwealth Listed</b>                         | No                           |
| <b>Other Listings</b>                              |                              |
| <b>Heritage Agreement</b>                          |                              |
| <b>Conservation Management Plan</b>                |                              |
| <b>Original Construction Year</b>                  | 1925 (1925 - 1925)           |
| <b>Additional Construction Year (1)</b>            |                              |

## Adopted

|   |  |
|---|--|
| <b>Additional Construction Year (2)</b> |  |
| <b>Demolition Year</b>                  |  |

### INTEGRITY OF USE

|                                |                         |
|--------------------------------|-------------------------|
| <b>Original - General Use</b>  | Residential             |
| <b>Original - Specific Use</b> | Single Storey Residence |
| <b>Present - General Use</b>   | Commercial              |
| <b>Present - Specific Use</b>  | Residential             |
| <b>Integrity - Summary</b>     | Integrity (Use) - High  |

### PHYSICAL DESCRIPTION

|                                       |                            |
|---------------------------------------|----------------------------|
| <b>Architectural Style 1 General</b>  | Federation (c.1890-c.1915) |
| <b>Architectural Style 1 Specific</b> | Arts and Crafts            |
| <b>Architectural Style 2 General</b>  |                            |
| <b>Architectural Style 2 Specific</b> |                            |
| <b>Archaeology</b>                    |                            |
| <b>Physical Description</b>           |                            |

Single Storey brick building with limestone base originally residential. Double pitched roof with terracotta apex ornaments and tall chimneys with terracotta pots. The original verandah has been enclosed.

|                           |                    |
|---------------------------|--------------------|
| <b>Walls 1 Material</b>   | Render - Roughcast |
| <b>Walls 2 Material</b>   | Brick - Face       |
| <b>Roof Material</b>      | Tile - Terracotta  |
| <b>Architect</b>          |                    |
| <b>Builder</b>            |                    |
| <b>Other Associations</b> |                    |

### HISTORY

West Perth developed as suburban residential area in the late 1890s. From its inception it had the characteristics of a quality neighbourhood. The West Perth end of Hay Street was predominately prestigious homes, taking advantage of Hay Street's proximity to the city and King's Park (then known as Perth Park). The elevated location provided healthy site drainage as well as cooling breezes and views over the city and hills. The area had social status already associated with addresses in nearby Mount Street and access to the city's piped water system. The homes built in West Perth from the early 1900s included prestigious mansions built in prominent locations and smaller working class cottages in the narrower back streets and towards the northern end of the area adjacent to the railway. In the 1920s and 1930s, many property owners in West Perth were taking advantage of the location and demand for housing by renting out rooms. If this was the case, private homes would be listed as lodging house, boarding house, flats or apartments. Sometimes large houses would actually be converted into flats or apartments.

The Post Office Directory first lists No. 1123 Hay Street as "New house" in 1925. The following year the place is listed as apartments, operated by Mrs Kath A. Reid. At this time many property owners in West Perth were taking advantage of the location and demand for housing by renting out rooms. If this was the case, private homes would be listed as lodging house, boarding house, flats or apartments.

The Metropolitan Water Supply Survey plan (1953) shows the house in this location, with a footprint that remains the same at 2022, aside from a large covered area to the back of the house, in corrugated iron. The

Adopted

rest of the roof is tiled. This covered area was added in the early 1960s. At this time, the rear yard was cleared and used for carparking, indicating a change of use. The original verandah at the east side has been enclosed. A 1982 photo held at the State Library of WA (311611PD) provides a good view of the house at the time. It is a Federation Arts and Craft style with a simple hipped roof, with the gable to the side. It is set up from ground level on noticeable limestone foundations, and the façade is face brick to windowsill height and roughcast render above. A plaque added to the front of the house indicates it was office use.

**WESTERN AUSTRALIAN HISTORIC THEME**

- 1. Demographic settlement and mobility - 104 Land allocation and subdivision
- 3. Occupations - 306 Domestic activities
- 4. Occupations - 308 Commercial services and industries

**AUSTRALIAN HISTORIC THEME**

- 4. Building Perth (Settlements & Cities) - 4.6 Remembering significant phases in the development of Perth
- 8. Developing Perth (Australia's) Cultural Life - 8.10.4 Designing & building fine buildings
- 8. Developing Perth (Australia's) Cultural Life - 8.12 Living in cities & suburbs

**STATEMENT OF SIGNIFICANCE**

The place has aesthetic and historic significance as a rare example of a later (1925) Federation residence built in West Perth.  
 The place is a representative example of the changing character and growth of the city, being a former residence that has undergone a change of use to apartments, and then to commercial/professional offices. The place remains intact and makes a positive contribution to the West Perth Hay Street streetscape, which contains buildings from the 1890s through to the 21st century.

**NATURE OF SIGNIFICANCE**

**HERCON Value A - Its importance in demonstrating the evolution or pattern of Perth's history**

The place has historic significance as a rare example of a later (1925) Federation residence built in West Perth.

**HERCON Value B - Its importance in demonstrating rare, uncommon or endangered aspects of Perth's heritage**

**HERCON Value C - Its potential to yield information that will contribute to an understanding of Perth's history**

**HERCON Value D - Its importance in demonstrating the characteristics of a broader class of places**

The place is a representative example of the changing character and growth of the city, being a former residence that has undergone a change of use to apartments, and then to commercial/professional offices.

**HERCON Value E - Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations**

**HERCON Value F - Its importance in exhibiting particular aesthetic characteristics valued by any group or community**

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The place has aesthetic significance as a rare example of a later (1925) Federation residence built in West Perth.

The place remains intact and makes a positive contribution to the West Perth Hay Street streetscape, which contains buildings from the 1890s through to the 21st century.

**HERCON Value G - Any special association it may have with the life or work of a person, group or organization of importance in Perth's history**

**HERCON Value H - Its importance in demonstrating a high degree of creative or technical achievement**

**HERCON Value I - Any other characteristic it may have that in the opinion of the decision making body is relevant**

### CONDITION AND AUTHENTICITY

|                                     |   |
|-------------------------------------|---|
| <b>Condition</b>                    | Fair  |
| <b>Building Fabric Authenticity</b> | High. Original form with some loss of detail. |

### CLASSIFICATION OF SIGNIFICANCE

Considerable – Category 2 - Very important to the heritage of the locality.

### REFERENCES

Visual Assessment;  
 Aerial photographs, Landgate;  
 Post Office Directories (State Library of Western Australia);  
 Metropolitan Water Supply Survey plans (Cons 4156/8 State Records Office of WA);  
 1999 Draft MHI, City of Perth;  
 State Library of WA photo 311611PD.

### DATE OF SURVEY/ASSESSMENT

|                           |  |
|---------------------------|--|
| <b>Initial date</b>       |  |
| <b>Last modified Date</b> |  |

### IMAGES

Adopted

