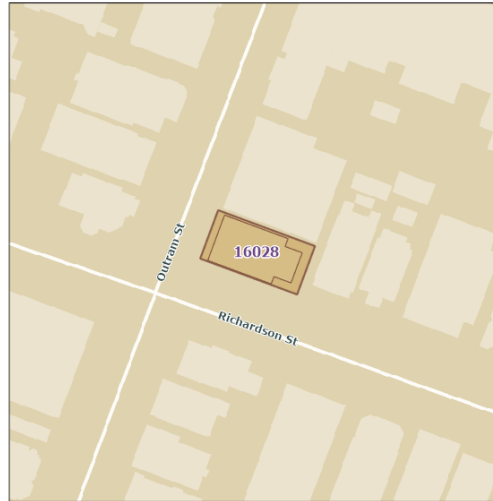


Adopted



NAME AND LOCATION DETAILS

| | |
|----------------------------------|---|
| Place Name | Semi-detached house (fmr) |
| Street Address | 44-46 Outram Street, WEST PERTH WA 6005 |
| Location Description | Lot 17 P 157 |
| Other Names | |
| Historical Street Address | 44-46 Outram Street |
| Historical Perth Town Lot | |
| Place ID | 16028 |
| COP Property Key | 174568 |
| Property Titles | Lot 17 P 157 |

PLACE DETAILS

| | |
|--|------------------------------|
| Place Type | Individual Building or Group |
| Local Heritage Survey | 28/03/2023 |
| Local MHI - Draft | 13/03/2001 |
| Local MHI - Adopted | |
| Local Heritage List | |
| Local Heritage Area | |
| Local Heritage Area – Building Contribution | |
| State Heritage Register | No |
| Commonwealth Listed | No |
| Other Listings | |
| Heritage Agreement | |
| Conservation Management Plan | |
| Original Construction Year | 1903 (1903 - 1903) |
| Additional Construction Year (1) | |

Adopted

| | |
|---|--|
| Additional Construction Year (2) | |
| Demolition Year | |

INTEGRITY OF USE

| | |
|--------------------------------|-----------------------------------|
| Original - General Use | Residential |
| Original - Specific Use | Single Storey Residence |
| Present - General Use | Commercial |
| Present - Specific Use | Office or Administration Building |
| Integrity - Summary | Low |

PHYSICAL DESCRIPTION

| | |
|---------------------------------------|----------------------------|
| Architectural Style 1 General | Federation (c.1890-c.1915) |
| Architectural Style 1 Specific | Queen Anne |
| Architectural Style 2 General | |
| Architectural Style 2 Specific | |
| Archaeology | |
| Physical Description | |

Single storey building (originally residential) hipped roof with tall chimney and corbelling. Some original windows to Richardson Street frontage. Windows and doors addressing Outram Street not original. Gable detail not original. Verandah posts and frieze probably not original.

| | |
|---------------------------|-------------------------|
| Walls 1 Material | Brick - Rendered |
| Walls 2 Material | |
| Roof Material | Metal - Corrugated Iron |
| Architect | |
| Builder | |
| Other Associations | |

HISTORY

West Perth developed as suburban residential area in the late 1890s. From its inception it had the characteristics of a quality neighbourhood. Proximity to the city centre and Kings Park (then known as Perth Park), and 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 area was subdivided into large residential lots for development and proceed accordingly. 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.

Post Office directories show that the house was first listed in 1903 and allocated a street number (No. 42-42a) which changed to No. 44-46 in 1908. The house was first occupied by W. S. Dormer (1903) and Miss Waldow, piano teacher (1904). The Metropolitan Water Supply Survey plan (1954) shows an attached pair of houses on the corner of Richardson Street, facing Outram Street. They have mirrored verandahs that do not extend to the outer edge of the house. The back of the houses is the location for the kitchen, bathroom, laundry with copper, and brick WC on the back lane boundary.

Aerial photos show that between 1985 and 1995 the roof was replaced. The Richardson Street elevation has been modified to create more two entrances to the building, and the back lane access is open, with carparking

Adopted

space. At 2022 the former attached pair is No. 44 and under the same ownership. It is used as the office of a state politician.

WESTERN AUSTRALIAN HISTORIC THEME

- 1. Demographic settlement and mobility - 104 Land allocation and subdivision
- 3. Occupations - 306 Domestic activities

AUSTRALIAN HISTORIC THEME

- 4. Building Perth (Settlements & Cities) - 4.1.2 Making suburbs
- 4. Building Perth (Settlements & Cities) - 4.6 Remembering significant phases in the development of Perth centres
- 8. Developing Australia's Cultural Life - 8.10.4 Designing & building fine buildings
- 8. Developing Australia's Cultural Life - 8.13 Living in cities & homes

STATEMENT OF SIGNIFICANCE

The place has aesthetic significance as a former pair of houses built in the Federation Queen Anne style in 1903.
The change of use from residential use to commercial/professional offices represents the changing character and growth of West Perth since the 1980s.
The place is a significant component of the Outram Street streetscape.

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

The change of use from residential use to commercial/professional offices represents the changing character and growth of West Perth since the 1980s.

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****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**

The place has aesthetic significance as a former pair of houses built in the Federation Queen Anne style in 1903. The place is a significant component of the Outram Street streetscape.

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

CONDITION AND AUTHENTICITY

| | |
|-------------------------------------|--|
| Condition | Very Good |
| Building Fabric Authenticity | Medium, windows and doors to front elevation not original. |

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 4156/5 State Records Office of WA).

DATE OF SURVEY/ASSESSMENT

| | |
|---------------------------|--|
| Initial date | |
| Last modified Date | |

IMAGES



Adopted

