



**NAME AND LOCATION DETAILS**

<b>Place Name</b>	Houses (fmr)
<b>Street Address</b>	22-24 Walker Avenue, WEST PERTH WA 6005
<b>Location Description</b>	Lot 78 P 2167
<b>Other Names</b>	
<b>Historical Street Address</b>	22-24 Walker Avenue; 51 Ord Street
<b>Historical Perth Town Lot</b>	
<b>Place ID</b>	12415
<b>COP Property Key</b>	176245
<b>Property Titles</b>	Lot 78 P 2167

**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>	1907 (1907)
<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>	Office or Administration Building
<b>Integrity - Summary</b>	

### PHYSICAL DESCRIPTION

<b>Architectural Style 1 General</b>	Federation (c.1890-c.1915)
<b>Architectural Style 1 Specific</b>	Queen Anne
<b>Architectural Style 2 General</b>	
<b>Architectural Style 2 Specific</b>	
<b>Archaeology</b>	
<b>Physical Description</b>	

This is a single level building originally a residential dwelling. This buildings feature includes a tall pyramidal roof or "Candle -snuffer" in pressed metal sheets and painted silver. Brick work is tuck pointed. Half timber effect in gables facing Ord Street and has timber finial. Brick chimneys are corbelled and have terracotta pots. Later additions include removal of timber floorboards replaced by concrete slabs and straps on verandah. Building has limestone foundations. A venetian weather protector in metal has been added as an awning to exterior. Roof is a combination hip and gable roof.

<b>Walls 1 Material</b>	Brick - Painted
<b>Walls 2 Material</b>	
<b>Roof Material</b>	Metal - Zincalume
<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. 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 associated with addresses in Mount Street and access to the city's piped water system.

The area was subdivided into large residential lots for development and priced accordingly. Less prestigious areas also developed in lower parts of the area and adjacent to the railway. 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. Nos. 22-24 Walker Avenue were first listed in the Post Office Directory in 1949. A house had been built facing Ord Street (No. 51, previously No. 99) in 1907. It was still listed in 1949. A possible scenario is that the Ord Street house was extended at the rear, with two new residences built facing Walker Street. This cannot be determined without further research and /or a physical assessment of the property.

The Metropolitan Water Supply Survey plan (date unknown, revised 1954) shows a single house at No. 51 Ord

Adopted

Street. It has a small porch entry, accessed from central steps and a pathway that bends towards the corner of the lot. There was a brick garage on the rear boundary, along a Right-Of-Way between this house and No 20. Walker Avenue.  
At 2021, the property is used as offices.

**WESTERN AUSTRALIAN HISTORIC THEME**

- 1. Demographic settlement and mobility - 107 Settlements
- 3. Occupations - 306 Domestic activities

**AUSTRALIAN HISTORIC THEME**

- 4. Building Settlements, Town and Cities - 4.1.5 Developing city centres
- 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 - 8.12 Living in & Around Australian homes
- 8. Developing Australia's Cultural Life - 8.13 Living in cities & suburbs

**STATEMENT OF SIGNIFICANCE**

The places have historic and aesthetic significance as an example of Federation Queen Anne house built in 1907 , with c. 1949 modifications and additions.  
It reflects the way of life of the working people of Perth in the early twentieth century and represents the changing character of West Perth as an example of a residential property that has undergone a change of use to commercial/ professional offices.

**NATURE OF SIGNIFICANCE**

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

The places have historic and aesthetic significance as an example of Federation Queen Anne house built in 1907 , with c. 1949 modifications and additions. It reflects the way of life of the working people of Perth in the early twentieth century.

**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**

It represents the changing character of West Perth as an example of a residential property that has undergone a change of use 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 places have historic and aesthetic significance as an example of Federation Queen Anne house built in 1907, with c. 1949 modifications and additions.

**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>	Good
<b>Building Fabric Authenticity</b>	Largely as originally constructed with detail intact.

### CLASSIFICATION OF SIGNIFICANCE

Some/moderate – Category 3 - Contributes 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 4156/1 State Records Office of WA);  
 1999 Draft MHI, City of Perth.

### DATE OF SURVEY/ASSESSMENT

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

### IMAGES

Adopted

