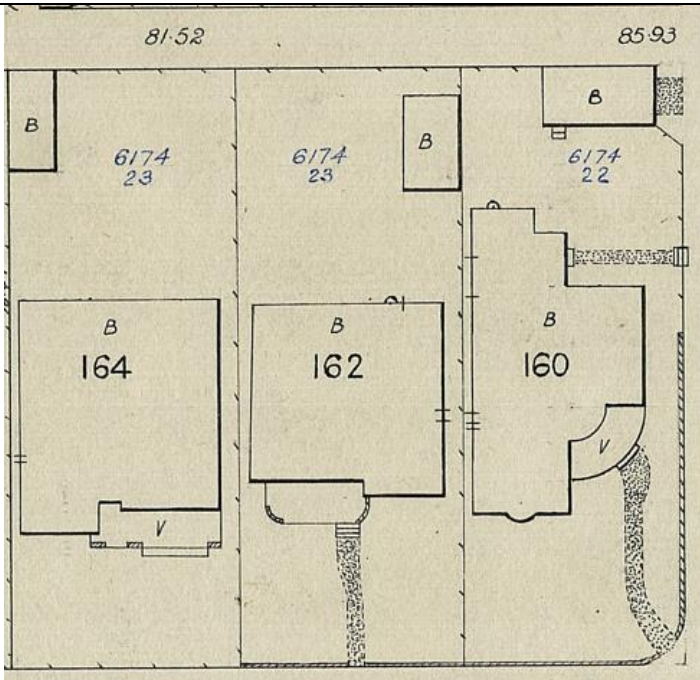


LOCATION INFORMATION			
Name	Group of Houses 160-162 Heytesbury Road		
Place No.	-		
Address	160 & 162 Heytesbury Road (Lots 14 & 15, DP 350) Subiaco		
Other names	-		
Place Type	Group of Residences		
Heritage Area	No		
ASSESSMENT OF SIGNIFICANCE			
Photo (December 2021)			
Construction Date	1940	Architectural Style	Inter-War Functionalist
Construction Materials	Walls	Roof	Other
	Masonry	Corrugated Steel; Terracotta Tile	
Use	Current	Original	Other
	Residential: Single-storey residences	Residential: Single-storey residences	
Historic Theme(s)	Demographic settlement and mobility: Settlements Occupations: Domestic activities		
Historical Notes	<p>Most of the land south of the railway, including future West Subiaco, was subdivided into four or five acre lots in 1883. Investors purchased most of the lots within two years, but it was not until the 1890s that residential subdivisions took place.<sup>1</sup> Perth Lot 258 had been subdivided into 28 lots and Claremont Street by c.1895, creating Lots 13 to 15 (future 160 to 164 Heytesbury Road).<sup>2</sup> Claremont Street was later renamed Redfern Street.</p> <p>Post Office Directories list only one resident on Heytesbury Road in 1901 to the west of Rokeby Road (being Austin Bastow, the Mayor of Subiaco). This increased gradually to 14 by 1905, but by 1910 there were around 50 houses. Development then continued steady with around 75 houses in 1915, 90 in 1920, 115 in 1925 and 135 (most of the available lots) in 1930.<sup>3</sup></p> <p>A c.1903 plan shows no structures on Heytesbury Road west of Hensman Road.<sup>4</sup></p>		

	<p><b>160 Heytesbury Road</b></p> <p>The three residential lots on the north side of Heytesbury Road west of Browne Street appear to have been vacant up to 1940. In 1941, E.G. Watson is listed as the first resident of 160 Heytesbury Road. E.G. Watson remained the listed resident until the last Post Office Directory in 1949.<sup>5</sup></p> <p>Although Post Office Directories list E.G. Watson as occupant at 160 Heytesbury Road through the 1940s, death notices record Ruby Vera Augusta Sheldon (1947, wife of Victor Sheldon) and Albert Norman Ingamells (1948) as living at the place at the time of their deaths.<sup>6</sup></p> <p>In 1952, Walter Knott advertised piano tuition at the address.<sup>7</sup> Maurice Walter Knott, student, is listed at 160 Heytesbury Road in 1954 electoral rolls, but was not there in 1949 and had gone by 1958.<sup>8</sup></p> <p>A 1953 aerial photograph shows a residence at 160.<sup>9</sup></p> <p>A sewerage plan from 1955 shows 160 Heytesbury Road as a brick residence, substantially matching the extant building in 2021. Number 160 had additions made in the 1960s and was either completely replaced or further expanded in the early 1990s. Number 160 has a curved verandah at the southeast corner, addressing the corner of Browne Street and Heytesbury Road, with a path linked to a corner pedestrian gate. It also has pedestrian access from Browne Street to a rear entrance on the east side of the rear of the house.<sup>10</sup></p> <p>160 Heytesbury Road was sold in 2020 but does not appear to have changed hands for a considerable time prior to this.<sup>11</sup></p> <p><b>162 Heytesbury Road</b></p> <p>The three residential lots on the north side of Heytesbury Road west of Browne Street appear to have been vacant up to 1940. In 1941, A.M. Statham is listed as the first resident of 162 Heytesbury Road. The place was occupied by Howard V. Voys (1942) then Mrs Swan to the end of listings.<sup>5</sup></p> <p>A 1953 aerial photograph shows a residence at 162 Heytesbury Road.<sup>9</sup></p> <p>A sewerage plan from 1955 shows 162 Heytesbury Road as a brick residence, substantially matching the extant building in 2021. A brick garage shown abutting the laneway may also remain extant. Number 162 is approximately square in structure with verandahs across part of their front (south) elevations, projecting slightly beyond the line of the building.<sup>10</sup></p> <p>162 Heytesbury Road changed hands several times in the 1990s but has been in the same ownership since 1999, sometimes occupied as a rental property.<sup>11</sup></p>
<p><i>Physical Description</i></p>	<p><b>160 Heytesbury Road</b></p> <p>160 Heytesbury Road is a single storey rendered masonry dwelling with a corrugated steel hip roof designed in the Inter-War Functionalist style of architecture. The residence is located on the corner of Heytesbury Road and Browne Street. The residence has an asymmetrical form with a projecting wing addressing Heytesbury Road. The roof has a simply detailed rendered and painted brick chimney. A curved flat concrete verandah extends above the recessed entry supported by rendered</p>

	<p>masonry columns with recessed horizontal banding. The external walls are rendered brick with curved corners and recessed horizontal banding extending across the street facing façades. The banding is intermittent and does not extend above windows and doors. The dwelling has four courses of face brick to the base of the wall and an exposed limestone foundation below. The dwelling has a timber framed double door with decorative central glazing panels within the curved entry verandah. A curved window bay is located within the projecting wing featuring three casement windows. The window has a fixed central pane, decorative glazing and a curved flat concrete awning above. A matching casement window is located in the eastern facade addressing Browne Street. The dwelling has an addition to the rear. The front yard is predominately grass with some bushes lining the inside of the fence and concrete path. The dwelling is enclosed by a brick pier fence, under construction as of December 2021. A mature tree located on the corner of Heytesbury Road and Browne Street partially obscures the dwelling. The place is serviced by a rear laneway.</p> <p><b>162 Heytesbury Road</b></p> <p>162 Heytesbury Road is a single storey rendered masonry dwelling with a terracotta tile hip roof designed in the Inter-War Functionalist style of architecture. The residence has an asymmetrical form with a projecting wing addressing the street. The roof has exposed rafters and a rendered masonry chimney with projecting horizontal banding and a pitched terracotta tile capping. A curved flat concrete verandah extends along the recessed portion of the front façade supported by rendered masonry piers with projecting horizontal banding. The verandah is enclosed by a decorative steel balustrade and accessed via a central set of concrete steps. The external walls are rendered brick with curved corners and horizontal banding delineated by a raised render line primarily contained to the corners. The dwelling has four courses of painted brick to the base of the wall and an exposed limestone foundation below. The dwelling has a timber framed double door with decorative central glazed panels. Three casement windows with a fixed central pane and decorative glazing are located within the projecting wing. A curved flat concrete awning is located above, extending off the front verandah. A matching triple casement window is located within the verandah. The front yard is predominately a grass area with a garden bed lining the verandah and paved path. The dwelling is enclosed by a limestone pier fence. A mature verge tree partially obscures the dwelling from the street. The place is serviced by a rear laneway.</p>
<i>Condition</i>	Good
<i>Integrity</i>	High
<i>Authenticity</i>	Medium-High
<i>Statement of Significance</i>	<p>160-162 Heytesbury Road has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• For their aesthetic value as good representative examples of a well designed Functionalist dwellings of the Inter-War era.</li> <li>• For their aesthetic contribution to the streetscape as examples of the Inter-War Functionalist dwellings constructed during the Inter-War period.</li> </ul>
<i>Level of Significance</i>	Some Significance (Level 3)
<i>Heritage Listings and Status</i>	Local Heritage Survey – Adopted 28/06/2022
<i>Key References</i>	<ol style="list-style-type: none"> <li>1. Bizzaca, <i>Subiaco Thematic History</i>, 2014, pp.9-16</li> <li>2. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions &amp; deposited plan no's, Perth WA, c.1895, <a href="https://catalogue.slwa.wa.gov.au/record=b5135227~S2">https://catalogue.slwa.wa.gov.au/record=b5135227~S2</a>, also at AU WA S235- cons3868 354</li> </ol>

	<p><a href="https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354">https://archive.sro.wa.gov.au/index.php/perth-18-52-suburb-of-subiac0-plan-of-subiac0-showing-all-subdivisions-dp-nos-scale-6-chains-to-an-inch-tally-no-001855-354</a></p> <ol style="list-style-type: none"> <li>Green, 'Notes for West Subiaco Precinct', 2020</li> <li>PWD, 'Perth Sewage Plans', 1897 plan with additions to c.1903, AU WA S399- cons1647 05647 Note: west of approximately 251 Heytesbury Road not shown, probably as there were no structures to show.</li> <li>Wises Post Office Directories, 1900-1949</li> <li><i>West Australian</i>, 11 March 1947, p.1, <a href="https://trove.nla.gov.au/newspaper/article/46268745">https://trove.nla.gov.au/newspaper/article/46268745</a> and 16 June 1948, p.1, <a href="https://trove.nla.gov.au/newspaper/article/46915572">https://trove.nla.gov.au/newspaper/article/46915572</a></li> <li><i>West Australian</i>, 2 January 1952, p.20, <a href="https://trove.nla.gov.au/newspaper/article/49012085">https://trove.nla.gov.au/newspaper/article/49012085</a></li> <li>Australian Electoral Rolls, 1903-1980, <a href="https://www.ancestrylibrary.com.au/search/collections/1207/">https://www.ancestrylibrary.com.au/search/collections/1207/</a></li> <li>Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>SROWA, <i>RetroMaps</i>, <a href="https://mapping.sro.wa.gov.au/#/map/">https://mapping.sro.wa.gov.au/#/map/</a>; Aerial photographs, 1948-2021, Landgate Mapviewer, <a href="https://map-viewer-plus.app.landgate.wa.gov.au/index.html">https://map-viewer-plus.app.landgate.wa.gov.au/index.html</a></li> <li>Domain (website), entries for 160, 162 &amp; 164 Heytsebury Road, <a href="https://www.domain.com.au/property-profile/160-heytesbury-road-subiac0-wa-6008">https://www.domain.com.au/property-profile/160-heytesbury-road-subiac0-wa-6008</a>; <a href="https://www.domain.com.au/property-profile/162-heytesbury-road-subiac0-wa-6008">https://www.domain.com.au/property-profile/162-heytesbury-road-subiac0-wa-6008</a>; <a href="https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008</a>; realestate.com.au (website), entries for 160, 162 &amp; 164 Heytsebury Road, <a href="https://www.realestate.com.au/property/160-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/160-heytesbury-rd-subiac0-wa-6008</a>; <a href="https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008</a>; <a href="https://www.realestate.com.au/property/164-heytesbury-rd-subiac0-wa-6008">https://www.realestate.com.au/property/164-heytesbury-rd-subiac0-wa-6008</a>; accessed 24 November 2021</li> </ol>
<p><i>Archival Site Plan Courtesy SROWA (March 1955)</i></p>	



*Additional  
Photograph  
(160 Heytesbury  
Road, December  
2021)*



*Additional  
Photograph  
(162 Heytesbury  
Road, December  
2021)*

