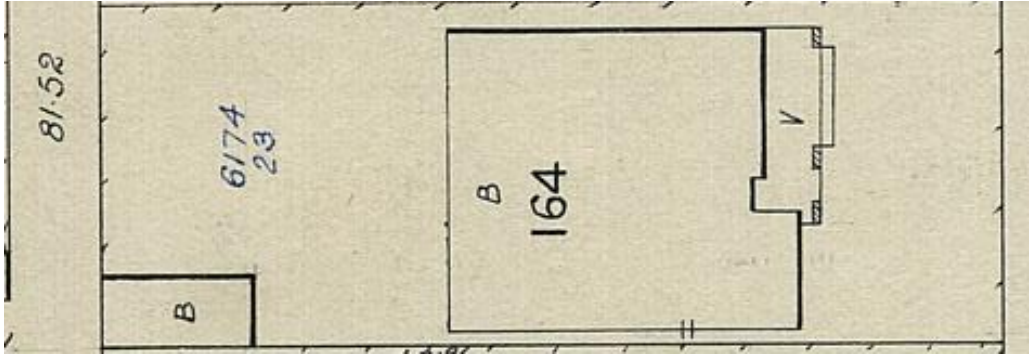



| LOCATION INFORMATION | | | |
|----------------------------|---|---------------------------------------|------------------------|
| Name | House 164 Heytesbury Road | | |
| Place No. | - | | |
| Address | 164 Heytesbury Road (Lot 13, DP 350) Subiaco | | |
| Other names | - | | |
| Place Type | Individual Building | | |
| Heritage Area | No | | |
| ASSESSMENT OF SIGNIFICANCE | | | |
| Photo (December 2021) |  | | |
| Construction Date | 1954 | Architectural Style | Post-War Functionalist |
| Construction Materials | Walls | Roof | Other |
| | Masonry | 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 1890s that residential subdivisions took place.¹ 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).² 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 1930.³</p> <p>A c.1903 plan shows no structures on Heytesbury Road west of Hensman Road.⁴</p> | | |

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| | <p>The three residential lots on the north side of Heytesbury Road west of Browne Street appear to have been vacant up to 1940. 164 Heytesbury Road does not appear in directories up to 1949.⁵</p> <p>A 1953 aerial photograph shows a vacant lot at Number 164 however by 1961, a residence is evident.⁶</p> <p>A sewerage plan from 1955 shows 164 Heytesbury Road as a brick residence, substantially matching the extant building in 2021. A brick garage shown abutting the laneway may also remain extant with a verandah across part of the front (south) elevation, projecting slightly beyond the line of the building.⁷</p> <p>164 Heytesbury Road does not appear to have been put on the market in at least thirty years.⁸</p> |
| <i>Physical Description</i> | <p>164 Heytesbury Road is a single storey masonry dwelling with a terracotta tile hip roof designed in the Post-War style of architecture. The residence has an asymmetrical form with a projecting wing addressing the street. A flat concrete verandah extends along the recessed portion of the front façade supported by face brick piers. The verandah is partially enclosed to the front by a steel balustrade and enclosed to the east by breeze blocks. The external walls are face brick to approximately 1500mm high and rendered above. The dwelling has a recessed entry with a timber framed door. A timber framed French door with sidelights is located within the verandah. Located within the projecting wing is a wide window with a fixed central pane flanked by double hung windows and features a flat concrete awning above. The dwelling has an open front yard that is predominately grass with dense planting along the western boundary and a garden bed lining the verandah. The place is serviced by a rear laneway.</p> |
| <i>Condition</i> | Good |
| <i>Integrity</i> | High |
| <i>Authenticity</i> | High |
| <i>Statement of Significance</i> | <p>The place has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> • For its aesthetic value as representative examples of a well designed Functionalist dwelling of the Post-War era. • For its aesthetic contribution to the streetscape as an example of a Functionalist dwelling constructed during the Post-War period. |
| <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"> 1. Bizzaca, <i>Subiaco Thematic History</i>, 2014, pp.9-16 2. G.W. Harris, 'Plan of Subiaco: shewing all subdivisions & deposited plan no's, Perth WA, c.1895, https://catalogue.slwa.wa.gov.au/record=b5135227~S2, also at AU WA S235- cons3868 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 3. Green, 'Notes for West Subiaco Precinct', 2020 4. 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. 5. Wises Post Office Directories, 1900-1949 6. Aerial photographs, 1948-2021, Landgate Mapviewer, https://map-viewer-plus.app.landgate.wa.gov.au/index.html 7. SROWA, <i>RetroMaps</i>, https://mapping.sro.wa.gov.au/#/map; Aerial photographs, 1948-2021, Landgate Mapviewer, https://map-viewer-plus.app.landgate.wa.gov.au/index.html |

Heritage Place Record – House, 164 Heytesbury Road

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| | <p>1. Domain (website), entries for 160, 162 & 164 Heytsebury Road, https://www.domain.com.au/property-profile/160-heytesbury-road-subiac0-wa-6008; https://www.domain.com.au/property-profile/162-heytesbury-road-subiac0-wa-6008; https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008; realestate.com.au (website), entries for 160, 162 & 164 Heytsebury Road, https://www.realestate.com.au/property/160-heytesbury-rd-subiac0-wa-6008; https://www.realestate.com.au/property/162-heytesbury-rd-subiac0-wa-6008; https://www.realestate.com.au/property/164-heytesbury-rd-subiac0-wa-6008; accessed 24 November 2021</p> |
| Archival Site Plan Courtesy SROWA (March 1955) |  |
| Additional Photograph (December 2021) |  |