



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land Allocation and subdivision
- 111 Depression and boom
- 306 Domestic activities

11.1 AESTHETIC VALUE

Model Timber Home is a fine and intact example of an architect designed home from the inter-war period exhibiting characteristics of the Inter-War Californian Bungalow style and set in original gardens featuring original fences, gates, paths, shrubs and trees. (Criterion 1.1)

Model Timber Home was one of two winning house plans in the competition run by the Model Homes Committee of the Building Revival Campaign in the 1930s to design an economic example of an ideal modern home. The other was *Model Brick Home* at 6 The Boulevard, Floreat. (Criterion 1.2)

Model Timber Home contributes to the suburban streetscape of The Boulevard, being part of a highly intact group of homes developed at approximately the same time and in accordance with new City of Perth planning regulations controlling set back and other design criteria which established a consistent pattern of development. (Criterion 1.3)

11.2 HISTORIC VALUE

Model Timber Home was one of the two first homes built in the first stage of the development of the area, the Floreat Park No 1 Estate, which was one of the first residential suburbs designed on the principles of a Garden Suburb. This represented a change in the focus of suburban development from development driven by land speculation to planned communities with an emphasis on the provision of public amenities and, in particular, the provision of public open space. It represented the emergence of town planning controls on suburban development in Western Australia. (Criterion 2.1)

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- For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert & Reynolds, Peter, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1995.

Model Timber Home was one of two winning designs in the competition run by the Model Homes Committee as part of the Building Revival Campaign. This campaign was an initiative of the Institute of Architects together with representatives of the building industry to promote and stimulate employment in the home building industry at the time of the economic depression of the 1930s. (Criterion 2.2)

Model Timber Home was built from donated materials and labour as part of the Building Revival Campaign and, as such, represents the commitment of the building industry to overcome the effects of the economic depression to their industry during the 1930s. (Criterion 2.2)

Model Timber Home is significant for associations with WE Bold, influential Town Clerk of the City of Perth, who promoted the concepts of the Garden City Movement in town planning in Western Australia. This in turn which had a direct influence on the settlement patterns of Floreat Park in the 1930s. (Criterion 2.3)

Model Timber Home is significant for associations with J J Kenneally, Minister for Employment, who laid the foundation stone on 5 November 1933, and subsequently opened the house on 1 April 1934. (Criterion 2.3)

Model Timber Home is a significant example of the work of architect Reg Summerhayes who was a prominent member of the architectural profession in Western Australia during the inter-war period. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Model Timber Home is part of a movement towards planning for communities and neighbourhoods which developed in metropolitan Perth in the 1920s and 1930s, and influenced the pattern of suburban development and consequently suburban living, from that time. (Criterion 4.2)

Model Timber Home is significant for associations with the settlement of Floreat Park in the 1930s and, in particular, as one of the first houses constructed in Floreat Park No. 1 Estate, which was the first subdivision in the area. The area is significant to the long-term residents and in particular to the remaining original residents of No. 1 Estate. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Model Timber Home has rarity value as one of two model homes built as a result of the competition run by the Model Homes Committee of the Building Revival Campaign in the 1930s. (Criterion 5.1)

Model Timber Home is a rare example of a Jarrah weatherboard home in Floreat Park, where restrictions were subsequently placed on the use of weatherboard as a building material. (Criterion 5.1)

Model Timber Home is a rare example of a home built in the 1930s which has remained in the same ownership and has remained substantially unchanged with original fittings, furnishings and garden layout and detail from the time of its construction in 1934. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Model Timber Home is a representative example of a single residential suburban home in one of the first subdivisions designed on Garden Suburb principles developed in the inter-war period in metropolitan Perth. (Criterion 6.1)

12.3 CONDITION

Model Timber Home is in very good condition as a result of regular maintenance by the original owner since its purchase in 1934.

12.4 INTEGRITY

Model Timber Home has high degree of integrity as it was built as a single residence, is currently used as a single residence and has high long term viability as a single residence.

12.5 AUTHENTICITY

Model Timber Home has an exceptionally high degree of authenticity. The fabric, including most internal and external detailing, fittings and original furnishings dating from the 1930s, is intact. The original garden layout including paths, pergolas, fences, gates, paving, trees and shrubs are as originally established. The house has a modest extension dating from the 1970s which has resulted in the loss of one original bedroom. The place is otherwise as originally constructed.

13. SUPPORTING EVIDENCE

The documentary and physical evidence has been compiled by Heritage and Conservation Professionals.

13.1 DOCUMENTARY EVIDENCE

Model Timber Home located at 12 The Boulevard Floreat, comprises a single storey, painted Jarrah weatherboard and tile residence constructed as part of a project devised by the Building Revival Campaign, an initiative of the Institute of Architects, to promote the rejuvenation of the home building industry during Great Depression of the early 1930s. This home, together with *Model Brick Home* located at 6 The Boulevard Floreat, was one of two homes constructed in the first land subdivision of Floreat, which was one of the first residential subdivisions in Western Australia designed on the principles of a Garden Suburb.

In the nineteenth century the area to the north west of Perth known as the Large Lakes District was sparsely settled for agricultural purposes.¹ The first land grants were allocated in 1831 to various settlers including the Leeder, Trigg, Padbury and Monger families.² The area currently known as Floreat comprised Locations Ak, to the west, and Al, in which *Model Brick Home* and *Model Timber Home* is currently located. Location Ak, comprising 300 acres (121.41 hectares), was granted to John Septimus Roe and Al, comprising 500 acres (202.34 hectares), was granted to Henry Trigg. Henry Trigg subsequently purchased Location Ak from John Septimus Roe and established a quarrying and lime burning enterprise on the property. In 1844

1 'Town of Cambridge Municipal Inventory and Townscape Precinct Study,' Heritage and Conservation Professionals, July 1997, p. 21 notes that this reference is used on early maps of the area.

2 Lands Department, Description Books 1833-1922, AN 3 Acc 2069, State Records Office (SRO).

the property, known as the Limekilns Estate, was purchased by Walter Padbury from Henry and Amelia Trigg for £350. Padbury already owned Location Am, an area of 426 acres (173 hectares) near Herdsman's Lake. The Limekilns Estate was sold to Henry and Somers Birch in 1869 for £1,000 and in 1880 to Joseph Perry for £1,950.³ The limekilns operated throughout the 1880s and 1890s and, until their closure in 1906, provided building materials for the developing residential areas of Subiaco and Leederville.⁴

The area between the Limekilns Estate and the coast remained crown land until 1855 when it was proclaimed the Endowment Lands.⁵ The Endowment Lands were originally part of the Perth Commonage, a large area bounded by the coast and extending from North Fremantle to north of Herdsman Lake. The purpose of the land was to provide income for municipal works through payment for use of the land for timber and stone. The boundaries of the Endowment Lands were not defined until 1883 when they were vested in the Perth City Council, who were empowered to lease the land for a maximum of ten years.⁶

Settlement in the area between the city of Perth and the Limekilns Estate (present day West Leederville and Wembley) developed outwards from the city in a westerly direction in the period from the late nineteenth century to World War One. The opening of the Fremantle-Guildford railway in 1881 provided the catalyst for the development of West Leederville gazetted in 1897 as one of the three wards of the Leederville Road Board District.⁷ Residential subdivision extended as far as McCourt Street. By 1914 the western boundary was extended from McCourt Street to Government Road, now Selby Street.⁸ Also in 1914, the Leederville District amalgamated with North Perth to become part of the Perth City Council. At the time Leederville extended from Oxford Street in the east to Selby Street in the west.⁹ This gave the City of Perth control of all the land between the city and the coast other than the privately owned Limekilns Estate.

In 1917, the Limekilns Estate, which by this time comprised 1,290 acres (522 hectares), was purchased from Joseph Perry by the City of Perth for £18,000.¹⁰ This gave the City of Perth control of a continuous area of land from the city to the coast. The City of Perth Endowment Lands Act of 1920 enabled the City of Perth to develop and sell the previously allocated land.¹¹ As a result, plans to develop to the west of Selby Street commenced.

From the early 1900s, there had been proposals to construct a beach resort for city dwellers in the vicinity of present day City Beach. The emphasis, however, on development in this area differed from earlier development patterns, which had been dominated by speculation in land values with pressure exerted by private speculators. In the 1920s, the focus was put on the planning process with control exerted over road layout, proportion of open space, gardens and community service. The proponent for this was influential City of Perth Town Clerk, W. E. Bold. Bold was one of the State's

3 W. J. de Burgh, *The Old North Road*, UWA Press, 1986, pp. 72-74.

4 *West Australian*, 28 November 1962.

5 *Government Gazette*, 14 August 1855.

6 *Ibid.*, 13 March 1883.

7 *Ibid.*, 9 April 1897.

8 *Ibid.*, 20 November 1914.

9 C. T. Stannage, *The People of Perth: A Social History of Western Australia's Capital City*, Perth City Council, 1979, pp. 295-6.

10 *Ibid.*, p. 299.

11 'City of Perth - Endowment Land of Bold Park,' unpublished report, Perth Council 1974, Batty Library, Perth.

leading exponents of the Garden City Movement which had a direct influence on the planning of Floreat Park and City Beach.¹²

The United Kingdom's Housing and Planning Act of 1909 was recognition of the development of the discipline of Town Planning, which emerged as an outcome of the Garden Cities Movement in the early 1900s. The Garden Cities Movement developed in the UK in response to necessary improvements to residential amenities for workers in nineteenth century industrial cities.¹³

In 1910, the Royal Institute of British Architects held an inaugural Town Planning Conference in London. Copies of papers given at the conference were received in Perth together with a proposal that a lecture series be conducted in Australia by representatives of the Garden Cities and Town Planning Association. The issue was promoted by W E Bold and, in 1914, lectures were presented in Perth, Fremantle and Boulder by W R Davridge of the London County Council. Subsequently the first Australian Town Planning Conference and Exhibition was held in Adelaide in October 1917.¹⁴

In 1919, the Garden Cities and Town Planning Association adopted the following definition of a Garden City:

A Garden City is a Town designed for healthy living; of a size that makes possible a full measure of social life, but no larger; surrounded by a rural belt; the whole of the land being in public ownership or held in trust for the community.¹⁵

These ideas influenced Bold to promote the development of two satellite towns in the area west of Selby Street to be separated by a belt of undeveloped land. In 1925, the Perth City Council set aside the area known as Bold Park for this purpose. The area originally included Reabold Hill, Perry Lakes and the Wembley Golf Course.¹⁶ Other examples of the influence of the Garden City Movement include street names in the area. For example Bournville Street was named after the village in the West Midlands where the 1901-02 Garden City Association Conference was held.¹⁷

In 1925, the City of Perth commissioned Land Surveyors Hope and Klem to design two townsites, one located on the former Endowment Lands and the other on the eastern side of the former Limekilns Estate.¹⁸ The result was two plans with extensive use of curved roads. The eventual subdivisions, however, were modifications of the Hope and Klem designs. A direct outcome of the scheme was the construction of the Boulevard as an extension of Cambridge Street, from Selby Street, through the new area to the coast. The Boulevard was officially opened by Governor Sir William Campion on 23 November 1928. The sale of land in City Beach commenced in early 1929.¹⁹

The Limekilns Estate area did not develop immediately, as there were still numerous undeveloped lots to the east in Wembley Park which were more

12 PCC Centenary Book re history of the City of Perth, W. Bold 1929-1938, Acc 3054, File 1938/97, SRO.

13 F.J. Osborne & Arnold Whithick, *The New Towns*, London, 1969, p. 56.

14 Lands and Surveys Department, Garden Cities and Town Planning Lectures in Australia 1910-1917, Acc 657, File 10340/10, SRO.

15 Definition adopted by the Garden Cities and Town Planning Association in 1919 in consultation with Ebenezer Howard. Quoted in F.J. Osborne's reprint of Ebenezer Howard, *Garden Cities of Tomorrow*, Massachusetts Institute of Technology, 1965.

16 Mitchell McCotter, Ecoscape, 'Bold Park and Environs, Public Environmental Review,' unpublished report prepared for the PCC January 1993, Section 4.1, Draft.

17 Osborne & Whithick, op. cit., p. 56.

18 'City of Perth - Endowment Land of Bold Park,' op. cit.

19 PCC Centenary Book, op. cit.

conveniently located in terms of access to public transport. The extension of the trolley bus service to Selby Street did not occur until 1939.²⁰

By the late 1920s, the effects of the international economic depression were felt by Western Australia's building industry. In order to promote renewed confidence in home building, the industry established a Building Revival Committee which had widespread support from local government, industry and the professionals. The first meeting was called by the Royal Institute of Architects (RIA) and held at their headquarters in the Forrest Chambers on 23 August 1933. The committee proposed the construction of two model homes, one of brick and one of timber, as a means of focusing attention on the advantages of home construction. It aimed to demonstrate to the public the extent to which labour was employed and the widespread dispersal of wages which would result from home building; thus revitalising the building industry and economy in general:

Something of an inspirational character was required to unloose the purse strings of potential home builders and investors, who only required a return of confidence.²¹

As a result the Model Homes Committee of the Building Revival Campaign was formed with representatives from the RIA, Master Builders and Contractors Association, Brick Manufacturers, Sawmillers Association, Economic Council, Hardware Association and the Perth sub-branch of Returned Services League (RSL). The committee hoped that material and labour would be donated, and it was decided that all profits would be used to provide relief from unemployment, particularly for youths.²²

In the *West Australian* of 30 August 1933, the Secretary of the RIA, Mr Reg Summerhayes, called for competitive designs for the houses with the commitment that the Institute would reimburse the winners for the preparation of drawings, specifications and architectural supervision.²³ The houses were to be economical examples of ideal modern homes; the one of brick to cost no more than £850, and the one of timber to cost no more than £600. By the second meeting of the Model Homes Committee on 31 August 1933, the Perth City Council had agreed to donate two blocks of land in the satellite suburb of Floreat Park surveyed several years before. Although the Committee had twelve other blocks from which to choose, it selected the City of Perth offer.²⁴

The blocks, Lots 3 and 6 of Location A1, were located on The Boulevard, in the area bounded by Selby Street, The Boulevard and Bourneville Street which formed Floreat Park No 1 Estate. The estate included twenty-three rectangular residential lots of approximately equal area that backed onto an area of public open space, designed for future use as a children's playground. Two laneways provided access to the public open space from Selby Street.²⁵

At their meeting on the 13 September 1933, the Committee accepted the proposal that the brick home be built on Lot 3, and the timber home on Lot 6. Lot number 3 had a high position overlooking the Boulevard, while Lot 6 did not have quite so commanding a position, but had an advantage of backing

20 Map Showing Tram and Trolleybus Services, WAGR 1939, Westrail Collection.

21 Chairman of the Model Homes Committee of the Building Revival Campaign, in 'Endowment Lands - Sale of Land at Floreat Park and Model Homes Scheme,' PCC AN20/5, Acc 3054, File 1941/29, SRO.

22 *West Australian*, 24 August 1933 in 'Endowment Lands - Sale of Land,' op. cit.

23 *West Australian*, 30 August 1933 in 'Endowment Lands - Sale of Land,' op. cit.

24 *West Australian*, 13 September 1933 in 'Endowment Lands - Sale of Land, op. cit.

25 'Floreat Park No 1. Estate, Plan for auction sale 14 April 1934,' PCC AN20/5, Acc 3054, File 1941/29, SRO.

onto the open park. Lot 3 had right-of-way access to the park via a rear path.²⁶

The winning designs were selected in the first week of November 1933, after a much deliberation over the entries due to the high standard of submissions. The winning timber home was designed by architect Reg Summerhayes, and the brick home by architect H Howard Bonner. Messrs H W Ennis and H Pilgrim were nominated by the Master Builders and Contractors' Association to undertake the work of supervising construction, in cooperation with the architects.²⁷

Materials and labour for the model homes, including shrubs for the gardens, were all donated. This was also extended to include the remission of sales tax on donations, and the Commissioner of Railways transported bricks over the Government lines free of freight charge. The ceremony to lay the foundation stones (also donated) was held on Sunday 5 November 1933. The Lord Mayor of Perth, Mr J T Franklin, officiated at the ceremony. Lieutenant Governor Sir James Mitchell and the Minister for Employment Mr J J Kenneally laid the stones for the brick and timber houses respectively.²⁸

In March 1934, the Economic Council of the Government urged the Perth City Council to undertake the development of the new subdivision of Floreat Park as a workers' model garden suburb. The Council refused, but offered to provide the roads and footpaths, and up to 200 acres (80.94 hectares) of land on generous terms for private residential development.²⁹

Both model homes were opened at ceremonies held on 1 April 1934, again by the Lieutenant Governor and the Hon J J Kenneally.³⁰ The brick home was furnished, but the timber home was not. After the ceremony, the houses were opened to the public on various days, with afternoon tea provided by the Children's Hospital Women's Auxiliary. The Lotteries Commission made a donation of £1,000 to this cost.³¹

During the promotion of the model homes, land in the Floreat Park area was advertised for sale and development of the area soon commenced. In the first land auction held at Floreat Park on 14 April 1934, blocks sold for between £45 and £75.³²

Along with the principles of the Garden Suburb, the Perth City Council had certain Conditions of Sale for Freehold Land in Floreat Park Estate No. 1. The Conditions included the following by-laws:

- Council to construct roads when 50% of lots sold.
- Brick, stone or weatherboard houses of pleasing design approved by the Council.
- Roofs to be constructed of tiles, shingles or slate.
- Houses to have septic tanks.
- No building or portion thereof to be erected nearer than 30ft of frontage.
- One house per block.
- No semi-detached or terrace houses permitted.
- No advertisements or signs on the land.

26 *West Australian*, 13 September 1933 in 'Endowment Lands - Sale of Land,' op. cit.

27 *West Australian*, 5 October 1933 in 'Endowment Lands - Sale of Land,' op. cit.

28 *West Australian*, 26 October 1933 in 'Endowment Lands - Sale of Land,' op. cit.

29 Letter from PCC to Economic Council, 3 March 1934 in 'Endowment Lands - Sale of Land,' op. cit.

30 'Endowment Lands - Sale of Land,' op. cit.

31 *West Australian*, 29 March 1934 in 'Endowment Lands - Sale of Land,' op. cit.

32 'Floreat Park No 1. Estate, Plan for auction sale 14 April 1934,' op. cit.

No garage nearer the frontage than the front alignment of the house.³³

Following the opening of Floreat Park Estate No. 1 for public sale, other areas in the vicinity also began to develop. The adjacent area, bounded by Grantham and Selby Streets and Seymour Avenue, was purchased and developed by the Workers Homes Board, forerunner of the Ministry of Housing, and private developers purchased land elsewhere. Development of this area was more tightly controlled than elsewhere, primarily as a result of the restrictive by-laws imposed by the Perth City Council. Administratively, the area was affected by the City of Perth Restructuring Act which established the Town of Cambridge in 1994.³⁴

The winning design for *Model Timber Home* was prepared by Mr Reg Summerhayes, R.I.A. He provided a perspective drawing and ground plan for the place, using the available materials costing £650. The plans were reproduced in the *West Australian*, with comments from the architect.³⁵

Mr. Summerhayes said yesterday that a simple compact plan had been arrived at, designed essentially for convenience and economy in the working of the home. The main living rooms - lounge and dining room - were located at the front of the house, with an ample front verandah to take advantage of the southwest summer winds....[the lounge had doors] leading off to a terrace...Hall and passage space had been kept to a minimum consistent with convenience and direct access to all rooms. Cupboards were provided for linen, coats etc. The kitchen was conveniently located and opened onto the back porch in which was the laundry. Plenty of cupboards were provided in the kitchen to accommodate food, china, pots and pans, etc..., all conveniently placed for efficient and comfortable working. The bedroom wing was self-contained, comprising two bedrooms, sleep-out and bathroom.

Provision had been made behind the house for a large drying ground and a vegetable garden on one side of the block, and a formal garden with pool, paths and rose pergolas, etc., on the other side. The natural trees on the site would be retained as far as possible; and it is hoped that the layout of the garden at the back as suggested would encourage the adoption of this feature, set in natural surroundings. The exterior of the house had been kept quite simple, with a brick foundation, weatherboard walls and tile roof, with a definite Georgian feeling in the design, which was very adaptable to our conditions. The weatherboarding and other external timbers would be painted cream with the exception of the window shutters, which would be an apple-green. The gable would be green with split wood shingles, also painted.³⁶

Materials for the construction were donated by various local businesses and tradespeople.

Stylistically *Model Timber Home* is not typical of any of the architectural styles applied to residences of the inter-war period. It bears some of the characteristics of the Inter-War Californian Bungalow style but also exhibits the influence of Georgian Revival style commonly used by architect Reg Summerhayes during this period.³⁷

Model Timber Home has been in the same ownership since its purchase from the City of Perth in 1934. The property was purchased by Douglas George Horley, a Solicitor, and transferred to his name on 23 August 1934.³⁸ Horley, his wife Georgina Mary Stroud Horley and an infant son

33 *West Australian*, 13 April 1934 in 'Endowment Lands - Sale of Land,' op. cit.

34 'Town of Cambridge Municipal Heritage Inventory and Townscape Precinct Study,' op. cit., pp. 49-51.

35 *West Australian*, 4 October 1933 in 'Endowment Lands - Sale of Land,' op. cit.

36 *West Australian*, 4 October 1933 in 'Endowment Lands - Sale of Land,' op. cit.

37 Peter Cuffley, *Australian Homes of the Twenties and Thirties*, The Five Mile Press, 1993, p. 102.

38 Certificate of Title, DOLA, Vol. 1040, Fol. 131.

moved to the house from their previous home in Mount Lawley. Two daughters were born to the family during the 1930s. Horley was a lawyer with the Perth firm Parker and Parker Solicitors. During World War Two, Douglas Horley was Senior Company Commander of the 2nd 16th Battalion and was killed in action in Syria on 13 June 1941. From 1941, Mrs Horley raised her three children in the home.³⁹

After her retirement in 1975, Mrs. Horley had one of her daughters and three grandchildren residing in the house with her. In 1977, a modest addition was constructed to provide additional accommodation. This included two bedrooms, a new bathroom and a family room.⁴⁰

In November 1996 the place was entered into the Town of Cambridge Municipal Inventory, with a recommendation that it be included in the State Register of Heritage Places,

In May 2000, *Model Timber Home* is home to Mrs Georgina Horley.

13.2 PHYSICAL EVIDENCE

Model Timber Home located at 12 The Boulevard Floreat, comprises a single storey, painted Jarrah weatherboard and tile residence which, together with *Model Brick Home* located at 6 The Boulevard Floreat, was one of the first two homes constructed in Floreat Park No 1 Estate, one of the first residential subdivisions in Western Australia designed on the principles of a Garden Suburb.

Model Timber Home is located on The Boulevard, one of the major roads in Floreat. Adjacent homes are of similar age, proportions and style, although all other buildings are brick or rendered brick and tile. All houses are of approximately equal setback with landscaped front gardens. The house faces south and overlooks the Floreat Tennis Club on the southern side of the road. There is no footpath, however there is a wide grassed verge (road reserve) between the front boundary of the lot and the street. This features an avenue of mature street trees.

At the rear of the property, a gate from the back garden opens onto an area of public open space. This area, which has no street frontage is landscaped with trees and shrubs and provides an additional recreational area for the houses which back onto it. Two grassed laneways lead from this space to Selby Street.

Model Timber Home is sited on a 911 sqm rectangular residential lot. The house is the only building on the lot. The front elevation of the house is set back 7.650m from the front boundary and located towards the eastern side of the lot with a pathway down the western side of the house. The front and side boundaries are defined by a low, approximately 900mm high, white painted timber framed and woven wire fence with double driveway gates comprising a double and single tubular steel framed gate with ornamental iron scrollwork and woven wire. The fence and gate are original. The gate is on the western side of the front boundary and leads to a slate pathway which divides to formal pathway to the front verandah and to continue down the side of the house to the back terrace. The path is original and constructed of random slabs of slate set into the lawn. Although the front gate is wide enough for a small vehicle, it is not used and there is no on site parking.

39 Interview between Mrs. Georgina Horley and Rosemary Rosario, May 1999.

40 Proposed Timber and Tile Addition at 12 The Boulevard Floreat Park for Mrs. Horley, in PCC Building License Applications File.

The front garden features many original plants including a tall poplar tree on the eastern side of the house, rose beds and borders of various flowering shrubs typical of gardens from the inter-war period. There is a terrace on the north western side of the house accessed from the side path and from French doors from the lounge. All the details of the terrace are original including terracotta tiles, brick steps and timber pergola on rendered and painted brick piers. Fixed to the side of the house adjacent to the pergola is the foundation stone laid by the Hon. J. J. Kenneally MLA, Minister for Employment and Industries, on 5 November 1933, on behalf of the Model Homes Committee.

At the rear of the house is a second pergola on brick piers constructed to match the original pergola. This is not original and dates from the extension of the building in 1977. The back garden continues the theme of the front garden with borders of traditional shrubs and trees and a steel-framed Hills Hoist washing line. The back fence is timber pickets with a timber gate to the public reserve adjacent.

The house comprises the original section constructed in 1933 and a modest addition at the rear constructed in 1977. The extension has been designed to match the original in terms of materials and finish and is not visible from the street. External walls are of painted Jarrah weatherboard on brick footings. The roof is medium pitched (approximately 27.5°) and hipped with a feature gable over the front verandah. The roof is clad with terracotta tiles and the gable features vertically hung timber shingles which have been retained unpainted and stained, with a circular roof vent which is painted white. The eaves are wide (approximately 300mm) and generally lined, apart from the eaves of the front gable which are battened. The eaves are finished with a timber fascia board and ogee profile gutters. Some downpipes have been replaced with square profile. There are two chimneys, which are rendered and painted brick with a simple ridge detail to the tops with terracotta pots.

The front verandah ring beam is supported on a series of circular tapered columns designed to give a classical effect, with a timber balustrade featuring vertical balusters and a central feature panel with a criss-cross design. The verandah floor is brick paved in a herring bone pattern with two brick steps. The ceiling of the verandah is lined. All the features of the verandah are original.

Windows are timber framed double hung casements with timber framed fly screens fixed externally. The sashes are divided into small panes with leadlight and have obscure glass borders. Windows to the front elevation have ornamental shutters with diamond shaped cutouts and window boxes. The front door is timber with three vertical panels to the lower section and one glazed leadlight panel of obscure uncoloured glass. The door has matching side panels with sidelights. A steel mesh security screen is not original. The French doors to the side terrace are similar detail to the windows.

The same roof line and wall details have been continued for the 1977 extension. The windows to the extension are timber-framed with horizontal glazing bars but without the leadlight details. There are some metal louvre awnings which are not original.

Internally *Model Timber Home* remains substantially as originally constructed and furnished. The original section of the house comprises the front hall, passage, lounge, dining room, bedroom 1, kitchen, bathroom, laundry and sleepout. The 1977 addition involved the loss of the second bedroom to create a second bathroom and extend the passage into the new section of the

house. A pair of timber leadlight doors which have been recycled from another house of approximately the same era separate the original house from the new extension. The extension comprises a family room on the eastern side with two bedrooms on the west.

The entry hall is small and leads on the left through double leadlight glass doors into the lounge and on the right to the dining room. Both rooms contain original decorative plaster ceilings with extensive art-deco style plaster ornamentation both to the ceiling and cornice areas. Ceiling light fittings are not original, however some original wall lights are extant in the lounge. There are picture rails in both rooms. The lounge has an original brick fireplace surround with a timber mantle and glass fronted stained timber side cupboards. Both rooms feature original furniture dating from the 1930s, however the lounge suite has been re-covered. There are timber venetian , which are also original, at the windows.

The entry also leads to a passage that extends through the centre of the house. A timber grille across the passage at door head height separates front rooms from bedrooms and bathrooms. The main bedroom is on the left beyond the lounge and also features original ceilings, furniture and fittings. This room was not inspected.

The dining room leads to the kitchen, which contains original cupboards although the stove has been replaced. The stove is located in the original brick hearth with timber mantle. The sink has original splashback with faux marble effect. The stainless steel sink is not original.

To the rear of the kitchen is the original bathroom. This features a pedestal basin, bath, shower and timber wall cupboard. Walls are lined with faux marble patterned waterproof panels with contrast panels to the corners and top and bottom edges. The mosaic floor tiles are not original.

Throughout the house original door and window hardware remains extant and comprises bronze finished knobs and backing plates.

The rooms in the 1977 extension are simply detailed, to continue the style of the original house but without any outstanding features.

Model Timber Home is in excellent condition as a result of a lifetime of good housekeeping. The house retains an extraordinary amount of original fabric that has been maintained regularly throughout the lifetime of the building. As a result, not only building fabric but furniture and fittings are extant and intact. The only problems relate to the difficulty of finding traditional tradesmen to repair some of the features when required.

The gardens are also in good condition with original features, trees and plants.

13.3 COMPARATIVE INFORMATION

Model Timber Home is one of two model homes built in the Floreat Park No. 1 Estate in 1934, to encourage home building and stimulate the building industry during the Great Depression. The other is *Model Brick Home* on Lot 3, number 6 The Boulevard.

Model Timber Home shows influences of the Inter-War Californian Bungalow style prevalent in Australia during this period. There are few other similar houses in similar suburbs because of restrictions on the use of weatherboard as a building material in many areas during the inter-war period.

Weatherboard was generally associated with development in rural areas or areas considered to be working class.

Reg Summerhayes (1897 – 1965) ⁴¹ was a prominent architect in Perth in the inter-war period and many homes designed by him remain extant. These include the original Summerhayes family residence (1928); 19 Wilson St Claremont⁴²; 7 Bayview Tce Mosman Park; MacKellar-Hall House (1932); 5 Bayview Tce, Mosman Park; 14 Bindaring Pde, Claremont; and, cnr Waratah and Victoria Aves, Dalkeith. Of these, MacKellar-Hall House (1932) and 19 Wilson St, Claremont (1928) are included on Local Government Municipal Inventories.

Lawson Flats, Sherwood Court, Perth is the only work by Reg Summerhayes which is included on the Register of Heritage Places.⁴³

13. 4 REFERENCES

No key references.

13. 5 FURTHER RESEARCH

41 Phone conversation Carmel Gosper with Geoff Summerhayes, 7 February 2000.

42 *Western Homes*, November 1929, pp. 15-16.

43 HCWA database for Register of Heritage Places.