



REGISTER OF HERITAGE PLACES ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

The three single-storey houses at 21, 23 and 25 Suffolk Street, together with the two storey house at 19 Suffolk Street, which is an uncommon variation of the Victorian Georgian style, contribute to the aesthetic qualities of the inner suburban streetscape through the unity of their architectural style, building material, textures and colours. (Criteria 1.2, 1.3, 1.4)

The townscape value of the *Group of Four Houses* is enhanced by its proximity to, and by its visual links with, the pair of Victorian Georgian houses at 10 and 12 Suffolk Street, an aesthetic link established by the general use of limestone walls and corrugated iron roofs. (Criterion 1.4)

11.2. HISTORIC VALUE

Group of Four Houses, constructed between 1870 and 1886 demonstrates the growth of residential accommodation in Fremantle following the construction of the jetty at Anglesea Point in 1873. (Criterion 2.2)

19 Suffolk Street has a close association with William Ernest Wray, long serving member of Fremantle Municipal Council, and Mayor of Fremantle from 1914 to 1918. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

The houses which comprise the *Group of Four Houses* demonstrate the standards of residential accommodation constructed for owner occupiers and for investment purposes in pre-gold boom Western Australia. The subsequent changes of use and ownership of the houses within the group illustrate the changing composition of the Fremantle population after the gold boom and in the twentieth century. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

19 Suffolk Street, built to the front boundary, with the basement half below street level and a storey above, is an uncommon domestic building in Fremantle, and in Western Australia. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The Group of Four Houses within the group are representative of the Victorian Georgian style of building, with variations. (Criteria 6.1, 6.2)

12.3 CONDITION

The individual houses within the group are generally in good condition, with the exception of 21, for which plans for restoration have been lodged with the City of Fremantle. A program of ongoing maintenance and upkeep is in place for 19, 23 and 25.

12.4 INTEGRITY

The places which comprise *Group of Four Houses* continue to be used for residential purposes, although 21 Suffolk Street is currently unoccupied. As a group the Group of Four Houses retain a high degree of integrity.

12.5 AUTHENTICITY

Over the last one hundred years, all of the houses in the group have had some alterations and additions, but original construction and original layout is evident. The authenticity of house No. 21 has been compromised but, when taken as part of the group, makes a positive contribution. The *Group of Four Houses* retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by John Loreck, Architect.

13.1 DOCUMENTARY EVIDENCE

The *Group of Four Houses* comprising the group at 19-25 Suffolk Street were constructed between 1870-1886. The houses at 21 Suffolk Street and 23 Suffolk Street were constructed in the 1870s, the house at 25 Suffolk Street was constructed in 1883, and the house at 19 Suffolk Street was constructed in 1886.¹ The *Group of Four Houses* demonstrate collectively a phase of development in the history of the area.

The townsites of Perth and Fremantle were formally proclaimed by the Lieutenant Governor in August 1829. John Septimus Roe, the Surveyor General, was instructed to set out the town plans.

The 1831 plan for Fremantle superimposed a rectangular grid on the sandy isthmus formed by South Bay, North Bay and some low hills approximately one kilometre to the east. The streets in the south-east of the grid included Essex, Norfolk and Suffolk Streets, which were named after English counties.

Development in Fremantle was slow in the period up to 1850, as labour was in short supply. The introduction of convict labour in June 1850, began a period of expansion in Fremantle, which continued through the 1850s and 1860s. In 1868, when convict transportation ceased, at least half the male population of Fremantle were expirees and ticket-of-leave men; they provided the town with a ready supply of labour, including workers skilled in building.²

The 1870s was a period of consolidation in the colony; new facilities were built, including a new courthouse, schools and a new jetty at Anglesea Point (1873). The newly established pearling industry in the north-west of Western Australia boosted the economy of the port. Ship builders were engaged in building luggers at South Bay, and the merchants of Fremantle, in particular J. and W. Bateman, supplied the ship builders and the pearling fleets with their requirements. Mining and pastoral development in the north-west of Western Australia from the 1870s also opened up further profitable opportunities for the Fremantle merchants. In 1879, according to Jesse Hammond's recollections of the year in which he commenced business as a builder and contractor in Fremantle, 'The building trade was very brisk, and many workmen of various trades were employed in the business.'³

¹ Fremantle Rate Books 1880, 1883 and, 1886. (Recorded as one half of Lot 199, one half of Lot 199, Lot 198 and, Lot 198 respectively).

² Reece, R. and Pascoe, R. *A Place of Consequence: A Pictorial History of Fremantle* (Fremantle Arts Centre Press, 1984) p. 35.

³ Hammond, Jesse G. *Western Pioneers: The Battle Well Fought* (First published Imperial Printing Co. Ltd., 1936; Facsimile edition, Hesperian Press, 1980) p. 116.

Although Suffolk Street was included in Roe's original plan of Fremantle townsite, there was little development of this area before the late 1860s. In April 1870, W.S. Pearse, Chairman of the Fremantle Town Trust, noted 'the Buildings in the Town are proceeding in a South-Easterly direction.' He noted also that the roads had been finished as far as Norfolk Street, and that Suffolk Street had been 'partly done'.⁴ Pearse proposed that Suffolk Street should be completed, and work commenced in Arundel Street, using broken stone from Adelaide Street, following an application to the Governor for 'assistance in the shape of prison labour towards these works'.⁵

The street numbering of the houses has changed a number of times. In 1904-1905, the year in which numbering commenced, the houses were numbered from east to west, down Suffolk Street towards South Bay; the Group of Four Houses were numbered 21, 25, 29 and 33.⁶ In 1934-1935, the direction of numbering was reversed; 21 became 23, 25 became 21, 29 became 19, and, 33 became 17.⁷ In 1960-1964, the house numbers changed again; 23 became 25, 21 became 23, 19 became 21 and, 17 became 19.⁸

23 Suffolk Street (1870s)

23 Suffolk Street includes a house constructed of limestone rubble in the 1870s, a stone closet built in the 1870s, and, a corrugated iron addition to the house, built circa 1895.⁹

The house at 23 Suffolk Street is built on one half of Lot 198. In 1871, William Hayes, tidewaiter at Fremantle between 1862-1877, acquired Lot 198 from the Crown.¹⁰ The exact date at which the buildings were constructed has not been ascertained. Prior to 1880, the Collector's Books of Fremantle Town Trust (the Municipality of Fremantle, after 1871) recorded only the ownership of land. From 1880 onwards, the Rate Books recorded the ownership of land, names of tenant(s) and owner(s), and building(s) on each lot, but prior to 1904-1905, when street numbering was introduced, there was no distinction between buildings on a Lot, unless the ownership differed. The first house on Lot 198 was constructed for William Hayes between 1871 and 1880. Hayes was elected a Councillor for the South Ward of the Municipality of Fremantle in December 1875¹¹ and it is likely that he was resident in the house in Suffolk Street at this date. In 1880, the Fremantle Rate Book records a house at Lot 198 owned and occupied by William Hayes.¹² However, there is no means of ascertaining from documentary evidence which of the houses at 23 and 25 Suffolk Street was built for Hayes before 1880, and which was built for John

4 Minute Book Fremantle Town Trust, 4 April 1870.

5 *ibid.*

6 Fremantle Rate Book 1904-1905.

7 Fremantle Rate Book 1934-1935.

8 Fremantle Rate Book 1960-1964.

9 Fremantle Rate Book 1880; Metropolitan Sewage Plan, June 1908, Sheet No. 56. (Recorded as 25 Suffolk Street).

10 Fremantle Town Trust Collector's Book 1870-1874.

11 Minute Book Municipality of Fremantle, December 1875.

12 Fremantle Rate Book 1880. (Recorded as Lot 198).

Bateman in 1883. Physical evidence suggests 23 Suffolk Street is the earlier house.

The current owner of 23 Suffolk Street and architect Ralph Hoare state that the original shingle roof and its supporting timbers, which remain beneath the corrugated iron roof, indicate that the original building was a two-roomed cottage which was extended at a later date. The pitch of the roof also suggests that the house originally consisted of only the two front rooms. Photographs taken by Hoare during restoration work reveal the transition from the original to the extension in the limestone footings on the east side of the house, and also a distinct joint in the wall at the point where the eastern verandah finishes. The style of the limestone rubble construction of the earlier section of the house is consistent with that of the 1870s.¹³

In 1883, John Bateman acquired Lot 198. He was recorded as occupier of 23 Suffolk Street in that year.¹⁴ In 1885, the house was recorded as having '6 rooms', and another room was added in 1888.¹⁵ Apart from 1883, 23 Suffolk Street was rented by various tenants during the period of Bateman's ownership.¹⁶

In June 1908, the Metropolitan Sewerage Plan showed 23 Suffolk Street as a large stone house, with a veranda at the front extending part way along the east side wall of the house, a timber enclosure of the veranda part way along the west side of the house, an extensive galvanised iron addition at the rear of the house and, a small centrally placed rear veranda. In the south western corner at the rear of the Lot was a stone closet, with a timber bath and a fowl yard nearby, also situated on the rear boundary of the Lot. There was a stone wall at the front boundary and from there to the level of the veranda on the west.¹⁷

In 1914-1915, 23 Suffolk Street was recorded as owned by John Bateman, Henry James Higham and, Frederick Hollis.¹⁸ In 1918-1919, 23 Suffolk Street was acquired by Hilda Annie Stewart.¹⁹ She occupied the house until 1946-1947.²⁰ In 1946-1947, 23 Suffolk Street was acquired by Vera Mabel Henrietta Wilcox, who occupied the house for nearly twenty years.²¹ In 1964-1968, the house was acquired by Josip Sejkunovic and Maria Suskovich, who subsequently sold it to Giuseppe, Antonia and Nicola De Pinto.²²

¹³ Hoare, Ralph 'Report of Physical and Documentary Evidence on existing Building on Lot 2 of Ftl. Lot 198 23 Suffolk Street' 5 August 1993; Conversation with L. Lauder of 23 Suffolk Street. Memo HCWA file number 3481, 25 July 1995.

¹⁴ Fremantle Rate Book 1883. (Recorded as Lot 198).

¹⁵ Fremantle Rate Books 1885 to 1888. (Recorded as Lot 198).

¹⁶ Fremantle Rate Books 1883 to 1918-1919. (Recorded in 1880 to 1904-1905 as Lot 198; in 1904-1905 to 1918-1919 as 25 Suffolk Street, Lot 198).

¹⁷ Metropolitan Sewerage Plan, June 1908, Sheet No. 56. (Recorded as 25 Suffolk Street).

¹⁸ Fremantle Rate Book 1914-1915. (Recorded as 25 Suffolk Street).

¹⁹ Fremantle Rate Book 1918-1919. (Recorded as 25 Suffolk Street).

²⁰ Fremantle Rate Books 1918-1919 to 1946-1947. (Recorded in 1918-1919 to 1934-1935 as 25 Suffolk Street; in 1934-1935 to 1946-1947 as 21 Suffolk Street).

²¹ Fremantle Rate Books 1946-1947 to 1964-1968. (Recorded in 1946-1947 to 1960-1964 as 21 Suffolk Street; from 1960-1964 as 23 Suffolk Street).

²² Fremantle Rate Book 1964-1968.

From 1976, 23 Suffolk Street was owned by Harold Clements.²³ During his ownership a number of alterations were made to the place, including the removal and bricking up of windows, enclosure of the west veranda to create more accommodation and, the conversion of the third room on the west side of the house to a bathroom, with a concrete floor replacing the original timber floor.²⁴ The exact date of these alterations is unknown; however, a photograph taken for the Fremantle Society Classification in 1978, shows the veranda had been enclosed by that date.²⁵

In 1978, the Fremantle Society classified the place 'red', to indicate it should be preserved because of its contribution to the unique character of Fremantle.²⁶ In May 1983, 23 Suffolk Street was assessed by the National Trust, and reported to be in 'fair condition'.²⁷ On 12 December 1984, the place was registered as a Lodging House.²⁸

In 1986, 23 Suffolk Street was acquired by the current owner, Leslie Lauder. He embarked on a restoration program which is continuing. Verandas at the front and on the west side of the house have been reconstructed, based on photographic evidence and drawings. Restoration work on the front facade revealed ashlar rendered surrounds to windows and doors. These have been reconstructed based on site research. The bricked up windows have been reconstructed with brick quoining, modelled on extant windows. The fanlight above the front door has been restored. Skirtings, architraves, door jambs, panelled doors, and wide board flooring have been restored. The latter required the removal of the floors to permit repair and replacement of joists and bearers. The concrete floor previously installed in the third room on the west was removed, and the timber floor reconstructed. French doors opening from the dining room to the veranda on the west side of the house have been installed. The original internal wall between the first two rooms on the west has been removed. Fireplaces have been restored in four rooms (living, dining, study and bedroom 1), and mantles have been re-installed. The owner has endeavoured to purchase mantles of an appropriate period; the origins of most are unknown; the mantle in the lounge was purchased from the demolition of the Rose Hotel in Fremantle. The stone kitchen at the rear has been converted to a bathroom. The corrugated iron extension at the rear required extensive restoration as it had become very dilapidated. The internal timber lining was sound for the most part and was repaired where necessary. The external corrugated iron cladding was replaced. The extension has been modified internally to accommodate kitchen,

²³ Fremantle Rate Book 1976.

²⁴ Conversation with L. Lauder of 23 Suffolk Street. Memo HCWA file number 3481, 25 July 1995.

²⁵ Fremantle Society Classification, Block 39 Ward 1 23 Suffolk Street, 1978.

²⁶ *ibid.*

²⁷ National Trust Assessment 21, 23, 25 Suffolk Street May 1985.

²⁸ City of Fremantle, Health Records, 12 December 1984. The current owner, L. Lauder, says that the place was a boarding house for more than thirty years before he acquired it. Conversation with L. Lauder of 23 Suffolk Street. Memo HCWA file 3481, 25 July 1995. It is possible that the place was used as a boarding house unofficially prior to the registration as a Lodging House in December 1984.

bathroom and a bedroom.²⁹ A pergola has been added at the rear of the place. The stone closet remains in the south-west corner of the Lot. 23 Suffolk Street continues to be used as a domestic residence.

21 Suffolk Street (1870s)

21 Suffolk Street is a single-storey house constructed of limestone rubble built, in the 1870s, with brick, timber and galvanised iron extensions built circa 1900.³⁰

21 Suffolk Street is built on one half of Lot 199. In October 1867, John Tapper purchased Lot 199 from Charles Manning; in November 1867, he sold one half of Lot 199 and one half of Lot 206 (situated at the rear of Lot 199, facing Arundel Street) to Charles Rossmore Hunt.³¹ Hunt died in 1871, and the property was inherited by his wife, Jane Hunt.³² The exact date of construction of 21 Suffolk Street cannot be ascertained from documentary evidence; however, the Fremantle Rate Book for 1880 records 'House's, owned by Jane Hunt, occupied by Thomas De Lucey.³³ In 1881, the rate book records 21 Suffolk Street as 'cottage 4 rooms'.³⁴ Various tenants rented the house from 1880 to 1885; in 1885, it had been extended to '5 rooms'.³⁵

From 1885 to 1893, the place was rented to William Letchford, who was married to Jane Hunt's daughter, Louisa Ann. Letchford, together with F. Crowder, operated aerated water and cordial factories in Goderich Street, Perth and Pakenham Street, Fremantle.³⁶

In June 1908, the Metropolitan Sewerage Plan shows 21 Suffolk Street as a large stone dwelling, with front and rear verandas. Brick, galvanised iron and timber extensions are shown at the rear of the house, with a stone closet at the rear of the lot. A stone wall extended from the front of the house to the front boundary, across the front of the property, and along the western side of the place as far as the brick extension.³⁷

Following Jane Hunt's death, 30 December 1918, 21 Suffolk Street remained in her family, and continued to be rented to various tenants.³⁸ In 1922, the property was acquired by Patrick Banham; it was sold to H. H.

²⁹ Hoare, Ralph 'Report of Physical and Documentary Evidence on existing Building on Lot 2 of Ftl. Lot 198 23 Suffolk Street' 5 August 1993; Conversation with L. Lauder of 23 Suffolk Street. Memo HCWA file number 3481, 25 July 1995.

³⁰ Fremantle Rate Book 1880; Metropolitan Sewerage Plan, June 1908, Sheet No. 56. (Recorded in 1886 as one half of Lot 199; in 1908 as 29 Suffolk Street).

³¹ Memorial VI/379 2379 dated 5 October 1867; Memorial VI/ 382 2399, Office of Titles, Perth.

³² W. A. Pioneer Index 1841-1905, Death Certificate Reg. No. 5082.

³³ Fremantle Rate Book 1880. (Recorded as one half of Lot 199). Prior to 1880, the Collector's Books for the Fremantle Town Trust (from 1871, Municipality of Fremantle) show details of ownership. From 1880, the Fremantle Rate Books include details of occupier, owner, and description of property for the Lot.

³⁴ Fremantle Rate Book 1881. (Recorded as one half of Lot 199).

³⁵ Fremantle Rate Books 1880 to 1885. (Recorded as one half of Lot 199).

³⁶ Fremantle City Library, Local History Collection, Lot 199 Suffolk Street, 21 Suffolk Street.

³⁷ Metropolitan Sewerage Plan, June 1908, Sheet No. 56. (Recorded as 29 Suffolk Street).

³⁸ Fremantle Rate Book 1893-1930. (Recorded as one half of Lot 199 in 1893 to 1904-1905; as 29 Suffolk Street in 1904-1905 to 1934-1935).

Tucker in 1923-1924.³⁹ In 1925-1926, 21 Suffolk Street was acquired by Walter Sims, who occupied the house.⁴⁰

In 1934-1935, 21 Suffolk Street was acquired by Gaetano Tomba, carrier.⁴¹ The Italian community in Fremantle was concentrated in this period in the area near the fishing harbour, including Suffolk Street and neighbouring streets. In the post World War II period, the Italian population of Fremantle grew in number, a change accompanied by changes in lifestyle.⁴² There were alterations made to 21 Suffolk Street during the period in which Tomba owned it. Olive trees, grape vines, and citrus trees were planted in the rear yard. The original windows at the front of the house were replaced with leadlights. In 1952, the front veranda was reconstructed with a brick dado three feet high and Italianate cement brick columns; the skillion roof over the kitchen at the rear was modified and the rear veranda was lifted six inches; a brick dado with louvres above was constructed for the rear facing veranda.⁴³ Louvres were installed subsequently at either end of the front veranda. Tomba occupied 21 Suffolk Street until 1972. It was rented to Vincenzo Parlitano in 1972-1974.⁴⁴

In 1978, the Fremantle Society classified 21 Suffolk Street 'red', to indicate it should be preserved because of its contribution to the unique character of Fremantle.⁴⁵ In May 1983, the place was assessed by the National Trust and reported to be in 'fair' condition.⁴⁶

In 1993, 21 Suffolk Street was acquired from Tomba, who had owned it for more than fifty years, by the current owner, Maria Ambrogio.⁴⁷ In 1995, plans by architect Claude Ambrogio were submitted to the City of Fremantle for alterations to the house, and for the construction of two additional houses in the rear yard. The plans have been revised and further plans submitted (July 1995). The current plans, also by Claude Ambrogio, are for the restoration of the house, alterations to it, and the construction of a two storey house in the rear yard. The planned alterations include alterations to the original four rooms (1870s), demolition of the brick and corrugated iron extensions at the rear (c. 1900), and reduction of the height of the stone wall on the western boundary.⁴⁸ 21 Suffolk Street is currently unoccupied. It is intended that the house will continue to be used as a domestic residence following the proposed restoration.

³⁹ Fremantle Rate Books 1922-1923 and 1923-1924. (Recorded as 29 Suffolk Street).

⁴⁰ Fremantle Rate Book 1925-1926. (Recorded as 29 Suffolk Street).

⁴¹ Fremantle Rate Book 1934-1935. (Recorded as number changing from 29 to 19 Suffolk Street).

⁴² Bosworth, R. & M. *Fremantle's Italy* (Gruppo Editoriale Internazionale, Rome, 1993) p. 135.

⁴³ Building Licences, City of Fremantle, 13 March 1952. Plans are labelled No. 18 Suffolk Street. In 1952, Tomba did not own or occupy No. 18. He owned and occupied 21 Suffolk Street, at that date numbered No. 19. The configuration of the house plan is consistent with 21 Suffolk Street.

⁴⁴ Fremantle Rate Book 1972-1974.

⁴⁵ Fremantle Society Classification Block 39 Ward 1 21 Suffolk Street, 1978.

⁴⁶ National Trust Assessment 21, 23, 25 Suffolk Street, May 1983.

⁴⁷ Fremantle Rate Book 1993.

⁴⁸ Plans submitted to the City of Fremantle by M. Ambrogio, July 1995. See HCWA file number 3481, 3 July 1995.

25 Suffolk Street (1883)

25 Suffolk Street is a single-storey limestone house constructed in 1883 for John Bateman as an investment.⁴⁹

25 Suffolk Street is built on one half of Lot 198. William Hayes, tide-waiter at Fremantle 1862-1877, acquired Lot 198 from the Crown in 1871.⁵⁰ In 1883, John Bateman, merchant, acquired Lot 198. A 'New Cottage building' (probably 25 Suffolk Street) is recorded on the Lot in the Fremantle Rate Book in the same year, occupied by Smith.⁵¹

In 1885, 25 Suffolk Street was recorded as 'Dwelling house 6 rooms'.⁵² From 1888, accommodation in Fremantle was in short supply as a result of the gold boom; in each year the place was rented to two tenants; each tenant occupied one half of the house, which was described as 'Dwelling House 3 rooms' and 'Dwelling House 3 rooms'.⁵³ In 1895, 25 Suffolk Street was rented to one tenant, and the property was described as 'Dwelling House 6 rooms'.⁵⁴ The property continued to be rented to various tenants in the following years of Bateman's ownership.

In June 1908, the Metropolitan Sewerage Plan showed 25 Suffolk Street as a large stone house, with verandas on the north side, at the front and on the south side. A timber bathroom was situated at the south end of the rear veranda. There were two galvanised iron buildings at the rear of the house, the southern one open to the west. A further galvanised building was situated on the western boundary, near the south-west corner of the lot. Adjacent to the rear boundary in the south-east corner was a stone closet, and in the south-west corner there was a timber building. The property was fenced by stone walls on the boundaries to the east, at the front and, on the west to the House. A common driveway to the rear served 25 Suffolk Street and 23 Suffolk Street.⁵⁵

In 1914-1915, John Bateman ceased to be sole owner of 25 Suffolk Street; from 1914-1915 to 1918-1919 the owners were recorded as John Bateman, Henry James Higham, and Frederick Hollis, and the house was rented to various tenants.⁵⁶

In 1918-1919, 25 Suffolk Street was acquired by Percival Sage Jenkins; it was occupied by Caroline Jenkins.⁵⁷ In the 1920s, the house was rented to various tenants.⁵⁸ In 1930-1931, the house was occupied by Percival Sage

⁴⁹ Fremantle Rate Book 1883. (Recorded as Lot 198).

⁵⁰ Fremantle Town Trust Collector's Book 1870-1874.

⁵¹ Fremantle Rate Book 1883. The rate book also records a 'Dwelling house' on Lot 198. There is no means of ascertaining from documentary evidence which of the two buildings was constructed for Bateman, as no distinction was made between the buildings until the introduction of street numbering in 1904-1905. Physical evidence suggests that 23 Suffolk Street was the House constructed before 1880, for William Hayes. For further information refer to 23 Suffolk Street.

⁵² Fremantle Rate Book 1885. (Recorded as Lot 198).

⁵³ Fremantle Rate Books 1888 to 1890. (Recorded as Lot 198).

⁵⁴ Fremantle Rate Book 1895. (Recorded as Lot 198).

⁵⁵ Metropolitan Sewerage Plan, June 1908, Sheet No. 56. (Recorded as 21 Suffolk Street).

⁵⁶ Fremantle Rate Books 1914-1915 to 1918-1919. (Recorded as 21 Suffolk Street).

⁵⁷ Fremantle Rate Book 1918-1919. (Recorded as 21 Suffolk Street).

⁵⁸ Fremantle Rate Books 1920-1921 to 1929-1930. (Recorded as 21 Suffolk Street).

Jenkins.⁵⁹ The property was owned and occupied by the Jenkins' family until the death of Olive Jenkins in 1971, when it was acquired by Arnaldo Monaco who used it as a Lodging House.⁶⁰

On 21 June 1971, Monaco applied to the City of Fremantle to register the place as a Lodging House.⁶¹

On 17 November 1975, the owner of 25 Suffolk Street, H. K. Currie, made an application to the City of Fremantle for the erection of a carport, which was approved.⁶²

In 1978, the Fremantle Society photographed 25 Suffolk Street and classified it 'red', recommending its preservation and inclusion on a Council Register.⁶³

In 1981, 25 Suffolk Street was acquired by the current owner Peter Petroff, who has occupied it as a domestic residence.⁶⁴

In 1983, the National Trust assessed the place and reported it to be in 'fair' condition.⁶⁵

On 22 May 1984, application was made to the City of Fremantle for the construction of a shed.⁶⁶

On 13 December 1984, plans by Wayne Jacks of Beacon Design were submitted to the City of Fremantle for extensive additions and restoration of the place; included were restoration of the street front of the house, reduction of the width of the front veranda to the width of the side veranda with a new zincalume roof to follow the original curve, modification of the window at the north front elevation, a new timber lattice, rolled edge flashing to be installed, general 'upgrading' of the house, and the extension of the House at the rear.⁶⁷ In January 1985, the City Designer recommended that 'The existing concrete west wall of the front verandah shall be replaced by new timber lattice'; the plans were approved 5 February 1985.⁶⁸ The majority of the work was completed by November 1985; however, the restoration of the front veranda has yet to be completed, including removal of the concrete west wall and replacement of the steel posts.⁶⁹ 25 Suffolk Street remains in use as a domestic residence.

House 19 Suffolk Street (1886)

⁵⁹ Fremantle Rate Book 1930-1931. (Recorded as 21 Suffolk Street).

⁶⁰ Fremantle Rate Books 1930-1931 to 1968-1972. (Recorded as 21 Suffolk Street in 1930-1931 to 1934-1935; as 23 Suffolk Street in 1934-1935 to 1960-1964; as 25 Suffolk Street from 1960-1964).

⁶¹ Letter from Lorraine Stevens, City of Fremantle, 18 April 1989, to Mr. P. Petroff.

⁶² Building Licences City of Fremantle, 1959-1986, Application No. 8863.

⁶³ Fremantle Society Classification, Block 39 Ward 1 25 Suffolk Street 1978.

⁶⁴ Fremantle Rate Book 1981.

⁶⁵ National Trust Assessment 21, 23, 25 Suffolk Street, May 1983.

⁶⁶ City of Fremantle Building Licences 1959-1986.

⁶⁷ File for 25 Suffolk Street, Planning Department, City of Fremantle.

⁶⁸ City of Fremantle Building Licences 1959-1986; file for 25 Suffolk Street, Planning Department, City of Fremantle; Minutes of Building and Planning Committee, 31 January 1985.

⁶⁹ Letter from Lorraine Stevens, City of Fremantle, 18 April 1989, to Mr. P. Petroff.

19 Suffolk Street is a two storey limestone house constructed in 1886 for John Tapper.⁷⁰

19 Suffolk Street is built on one half of Lot 199. In October 1867, John Tapper purchased Lot 199 from Charles Manning; in November 1867, he sold one half of it and one half of Lot 206 (situated at the rear of Lot 199, facing Arundel Street) to Charles Rossmore Hunt.⁷¹ John Tapper was a prominent man in late nineteenth century Fremantle. He was at various times a whaler, a lighterman, a ship owner and, a storekeeper in Suffolk Street.⁷²

In 1880, the Tapper family owned the house, one half of Lot 206, at the rear of the property, and Lot 200, on the west side of the ;pt.⁷³ Tapper occupied the house at Lot 200, and his son, John Tapper Jnr., occupied the house at one half of Lot 206, in Arundel Street.⁷⁴ From 1880 to 1885, 19 Suffolk Street was described in the rate book as an undeveloped lot.⁷⁵

In 1886, 19 Suffolk Street was constructed for John Tapper, by an unknown builder. It was very similar in design to the house built for John Tapper Jnr. at one half of Lot 206 Arundel Street before 1880. Both houses were built to the front boundary, with a basement half below the level of the street, and another storey above.⁷⁶

In 1886, Tapper was the occupier of 19 Suffolk Street.⁷⁷ In 1887, the house was rented to Annie Ward, dressmaker.⁷⁸ From 1888 to 1892, 19 Suffolk Street was described in the rate books as two cottages, each rented to separate tenants.⁷⁹ In 1893, it was described as two 'cottages' and a shop; Tapper occupied the shop and one cottage and the other cottage was tenanted.⁸⁰ In 1894, and until his death in 1895, Tapper occupied the place, described in the rate books for those years as 'Dwelling house and shop'.⁸¹

Following Tapper's death 19 Suffolk Street remained in the Tapper family, occupied by Tapper's daughter Rose Mary and her husband, William Ernest Wray.⁸² Wray was a member of the Fremantle Municipal Council

⁷⁰ Fremantle Rate Book 1886. (Recorded as I/2 Lot 199).

⁷¹ Memorial VI/379 2379 dated 5 October 1867; Memorial VI/ 382 2399 dated 14 November 1867, Office of Titles, Perth.

⁷² Erickson, R. Ed. *Dictionary of Western Australians Volume 1 1829-1850* (University of Western Australia Press, Crawley, 1979) p. 818.

⁷³ Fremantle Rate Book 1880. (Recorded as one half of Lot 199).

⁷⁴ Fremantle Rate Book 1880.

⁷⁵ Fremantle Rate Books 1880 to 1885. (Recorded as one half of Lot 199).

⁷⁶ The style of these houses is unusual for domestic residences in Fremantle and in Western Australia. See Metropolitan Sewerage Plan June 1908, Sheet No. 56, for evidence of similarities. There is also a terrace of houses of similar construction at the corner of South Terrace and Arundel Street.

⁷⁷ Fremantle Rate Book 1886. (Recorded as one half of Lot 199).

⁷⁸ Fremantle Rate Book 1887. (Recorded as one half of Lot 199).

⁷⁹ Fremantle Rate Books 1888 to 1892. (Recorded as one half of Lot 199).

⁸⁰ Fremantle Rate Book 1893. (Recorded as one half of Lot 199).

⁸¹ Fremantle Rate Books 1894 and 1895. (Recorded as one half of Lot 199).

⁸² Fremantle Rate Books 1896 to 1930-1931. (Recorded as one half of Lot 199 from 1896 to 1904-1905; as 33 Suffolk Street from 1904-1905 to 1930-1931).

1892-1894, 1912-1914, Mayor of Fremantle 1914-1918, and again a member of the Council in 1920.⁸³ Wray Avenue was named after him.⁸⁴

In June 1908, the Metropolitan Sewerage Plan showed 19 Suffolk Street as a large stone house, with a basement half below the level of the street and another storey above, with the front entrance to the house by stairs from the street to the front veranda, a veranda at the rear, a galvanised iron extension for the bath, two galvanised iron buildings and one of timber in the rear yard, a stone walled bin and, a stone closet; there was a stone wall at the front; the property was unfenced on the west, as the Tapper family continued to occupy the adjacent house.⁸⁵

The development of the fishing industry in the former South Bay area from the beginning of the twentieth century was accompanied by the movement of an increasing number of Italian fishermen into the nearby area.⁸⁶ Later other Italian families made their homes in the vicinity, including Suffolk Street. In 1930-1931, 19 Suffolk Street was acquired by Luigi Pittarino.⁸⁷ The rate book for 1934-1935 records the owners of the place as Joseph Pittarino, Luigi Pittarino and Anthony La Cava, with the occupier as Luigi Pittarino.⁸⁸ Joseph Pittarino was not included as one of the owners in 1940-1941, nor thereafter.⁸⁹ 19 Suffolk Street was occupied by the Pittarino family until 1956-1960.⁹⁰ From 1956-1960, during the remainder of its ownership by La Cava and the Pittarino family, other than occasional periods of vacancy, the property was rented to various tenants.⁹¹ They were of Italian origin in the 1950s and 1960s, as many members of Fremantle's Italian community continued to reside in this area of Fremantle in the period. In the late 1960s and 1970s, the ethnic composition of Fremantle's population was changing, and the predominance of residents of Italian origin in the south-eastern area including Suffolk Street was diminished. The gradual change in the demographic composition of the area from the late 1960s was reflected in the change of ethnic origin of the tenants of 19 Suffolk Street from 1968-1972, as they were no longer of Italian origin.⁹²

In 1978, the Fremantle Society classified 19 Suffolk Street 'red', to indicate it should be preserved because of its contribution to the unique character of

⁸³ Erickson, p. 1766.

⁸⁴ Named Wray Avenue in 1926, formerly Alexander Road (1902-1926), formerly Hampton Street.

⁸⁵ Metropolitan Sewerage Plan June 1908, Sheet No. 56. (Recorded as 33 Suffolk Street).

⁸⁶ Shaw, B. J. in Gentili, J. Ed. *Western Landscapes* (University of Western Australia, for the Education Committee of the 150th Anniversary Celebration, 1979) p. 342.

⁸⁷ Fremantle Rate Book 1930-1931. (Recorded as 33 Suffolk Street).

⁸⁸ Fremantle Rate Book 1934-1935. (Recorded as number changing from 33 to 17 Suffolk Street).

⁸⁹ Fremantle Rate Book 1940-1941. (Recorded as 17 Suffolk Street).

⁹⁰ Fremantle Rate Books 1940-1941 to 1956-1960. (Recorded as 17 Suffolk Street).

⁹¹ Fremantle Rate Books 1956-1960 to 1986. (Recorded as 17 Suffolk Street in 1956-1960 to 1960-1964; as 19 Suffolk Street from 1960-1964).

⁹² Fremantle Rate Books 1956-1960 to 1972-1976. (Recorded as 17 Suffolk Street 1956-1960; as 19 Suffolk Street from 1960-1964).

Fremantle.⁹³ In May 1983, the place was assessed by the National Trust and reported to be in 'poor' condition.⁹⁴

In 1986, 19 Suffolk Street was acquired by the current owners, Niven Car and Brett Evans.⁹⁵ Changes in the ethnic composition of ownership of houses in Fremantle in the 1980s, including in the general area of 19 Suffolk Street, often resulted in alterations to the houses and the trend was towards restoration. In May 1988, plans for alterations to the house, by architect Ian Molyneux, were submitted to the City of Fremantle. Included were the change of the entrance to the residence from the front first floor to the side ground floor, provision of modern kitchen, bathroom and laundry facilities, internal partitioning, replacement of the original internal stairs, restoration of the front veranda and, a second storey extension.⁹⁶ The work proceeded; however, the original stairs were retained and the proposed second storey extension was not built. In April 1994, Car and Evans applied to build an additional two-storey dwelling in the rear yard of 19 Suffolk Street, architect Ralph Hoare; the application was approved, and the construction has been completed.⁹⁷ 19 Suffolk Street remains in use as a domestic residence.

New construction at the rear of 19 is not included in this assessment.

⁹³ Fremantle Society Classification Block 39 Ward 1 19 Suffolk Street, 1978.

⁹⁴ National Trust Assessment 19 Suffolk Street, May 1983.

⁹⁵ Fremantle Rate Book 1986.

⁹⁶ Plans by Ian Molyneux, see HCWA file number 3481; Minutes of the Planning Committee of City of Fremantle, 16 May 1988.

⁹⁷ File for 19 Suffolk Street, Planning Department, City of Fremantle.

13.2 PHYSICAL EVIDENCE

The group of four adjacent houses are spaced approximately four to six metres apart from each other on the South side of Suffolk Street. House No. 19 is a two storey house built on the front boundary which defines the western end of the group due to its size and proximity to Suffolk Street. Houses 21, 23 & 25 are single storey houses set back about two to three metres from the front boundary. The roof pitch and eaves line of the middle two houses (Nos. 21 and 23) are similar to each other. House No. 25, at the eastern end of the group, has the lowest eaves line and roof pitch of the group. The overall impression, reading from west to east is a gradual decrease in the apparent physical presence of the houses, from the two storey No. 19 to the low No. 25.

The four houses in the group were built in the 1870s and 1880s in the Victorian Georgian style.⁹⁸ Construction of all houses originally consisted of limestone rubble walls with or without a lime wash, timber floors set approximately 600 mm above ground level, plaster ceilings (of which few had cornices), timber roof construction and roof cladding of timber shingles or corrugated iron.

House No. 21 originally consisted of four rooms and Houses Nos. 23 and 25 originally consisted of six rooms. In all three houses the rooms were (and are) symmetrically arranged to either side of a central passage that ran at right angles to the street, with the front and rear doors leading directly off the passage. The roof forms are also similar in that they all present a single hipped roof to Suffolk Street, with the ridge running parallel to the street. However at the rear of all three houses the roof construction comprises of two hipped roofs either side of a central box gutter that is located over the central passage. This was done in order to achieve a substantial front elevation while maintaining an economical low span roof structure to the rear of the houses.

19 Suffolk Street

House No. 19 has a basement below the level of the street. The basement of the house takes advantage in the fall of the ground by about one metre to the rear of the house. House No. 19 originally consisted of two front rooms in the basement, either side of a central hallway. At the rear was a kitchen. The central hallway contained a staircase to the storey over, which had bedrooms over the two front basement rooms and a third room over the kitchen. The roof was a simple hipped roof. This original layout has remained unaltered. In the 1950s, a lean-to extension to the rear was added. The house recently underwent a major restoration and with the exception of a modern kitchen, laundry and bathroom and new terracotta tiles to the 1950s concrete slab, the restoration is sympathetic to the original. The house is in good condition with original floorboards, staircase, limestone walls and roof timbers.

21 Suffolk Street

⁹⁸ Apperly, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture, Styles and Terms from 1788 to the Present* (Angus and Robertson, North Ryde, 1989), pp. 42 - 45.

House No. 21 underwent alterations and a rear addition in the 1950s. Externally, the following alterations took place: the original timber floorboards and verandah posts to the front verandah were replaced with a concrete slab and precast concrete columns; a louvred window, masonry balustrades and a masonry screen wall were added to the verandah; new windows were inserted to the north and west elevations; and the walls rendered. Internally, the ceilings were replaced and the kitchen remodelled, all in a 1950s style. The floorboards and walls to the two front rooms are damp and in need of attention. The extension to the rear has badly fretting mortar joints.

23 Suffolk Street

House No. 23 consists of the original house and an addition built circa 1895. A low concrete block front wall was built in the 1960s. From 1988 to 1995, extensive renovation included: the re-cladding of the extension; reinstating timber floor boards and posts to the verandah; reinstating a timber floor to one of the rooms of the original structure; reinstating timber windows; and replacing damaged ceilings and reinstating timber mantelpiece to fireplaces. All of these renovations have been done in a style to match or be similar to the original. Evidence of earlier shingles have been retained under the new roof. The house is in good condition.

25 Suffolk Street

House No. 25 is a single storey house and has a lean-to extension to the rear and also a large back shed. To the front and eastern verandah, galvanised steel pipe columns and a concrete slab replace the original timber posts and floor boards. Cement block panel infill to the balustrade have been added to the eastern verandah and a cement block screen wall to the western side of the front verandah. These elements date from the 1950s. Access to the inside and the rear of the house was not available at the time of writing.

13.3 REFERENCES

Hoare, R., Report of Physical and Documentary Evidence on existing Building on Lot 2 of Ftl. Lot 198 23 Suffolk Street (August 5, 1993).

National Trust Assessment Form 19 Suffolk Street (May 1983).

National Trust Assessment Form 21, 23, 25 Suffolk Street (May 1983).