



# 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 Brick Home* is a fine example of an architect designed home from the inter-war period exhibiting the influence of a simplified form of the Inter-War Old English architectural style characterised by the dominant, steeply pitched gabled roof and distinctive curved line of the front elevation. (Criterion 1.1)

*Model Brick 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 Timber Home* at 12 The Boulevard, Floreat. (Criterion 1.2)

*Model Brick 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. The mature Algerian Cedar and other mature landscape elements in the front garden contribute to the aesthetic quality of the place. (Criterion 1.3)

#### 11.2 HISTORIC VALUE

*Model Brick Home* was one of the two first homes built in the first stage of development of the area, 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

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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.

of public open space. It represented the emergence of town planning controls on suburban development in Western Australia. (Criterion 2.1)

*Model Brick 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 Brick 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 Brick Home* is significant for associations with W. E. 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, had a direct influence on the settlement patterns of Floreat Park in the 1930s. (Criterion 2.3)

*Model Brick Home* is significant for associations with Lieutenant Governor Sir James Mitchell, who laid the foundation stone on 5 November 1933, and subsequently opened the house on 1 April 1934. (Criterion 2.3)

*Model Brick Home*, designed by architect Howard Bonner, was considered an excellent example of economic home design in the inter-war period, as evidenced by its success in the design competition for a model brick home. (Criterion 2.4)

### 11. 3. SCIENTIFIC VALUE

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### 11. 4. SOCIAL VALUE

*Model Brick 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 Brick 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 Brick 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)

### 12. 2 REPRESENTATIVENESS

*Model Brick 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 Brick Home* is in good condition as a result of regular maintenance by the various owners of the place since its construction in 1934. Work is currently being carried out to complete recent extensions. This includes landscaping and paving.

### 12.4 INTEGRITY

*Model Brick Home* has a 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 Brick Home* has a moderate degree of authenticity. The fabric of the original 1933 section of the house is substantially intact. However, alterations have included removal of the original fireplace in the lounge and replacement with a pair of French windows, removal of the wall between the lounge and dining room, blocking of the former external dining room window, removal of the original bathroom fittings from the original bathroom, blocking of the original bathroom door, removal of the wall between the original bathroom and the front bedroom, alterations to the sleepout to construct an ensuite bathroom, removal of internal walls and windows to the original kitchen and laundry, removal of original fittings and construction of new kitchen fitout. There is also a substantial addition on the northern side of the house. The workshop and garage is not original and landscaping is of recent origin, although some original trees and plants are extant. Boundary fences are not original. The view of *Model Brick Home* from the street is substantially original apart from the French doors to the terrace and timber pergolas of recent origin.

## 13. SUPPORTING EVIDENCE

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

### 13.1 DOCUMENTARY EVIDENCE

*Model Brick Home* located at 6 The Boulevard, Floreat, comprises a single storey, rendered brick and tile residence in a simplified form of the Inter-War Old English architectural style, 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 the Great Depression of the early 1930s. This place, together with *Model Timber Home* located at 12 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.<sup>1</sup> The first land grants were allocated in 1831 to various settlers including the Leeder, Trigg, Padbury and Monger families.<sup>2</sup> The area currently known as Floreat

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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).

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 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.<sup>3</sup> 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.<sup>4</sup>

The area between the Limekilns Estate and the coast remained crown land until 1855 when it was proclaimed the Endowment Lands.<sup>5</sup> 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.<sup>6</sup>

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.<sup>7</sup> Residential subdivision extended as far as McCourt Street. By 1914 the western boundary was extended from McCourt Street to Government Road, now Selby Street.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup> 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,

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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.

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

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.<sup>13</sup>

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.<sup>14</sup>

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.<sup>15</sup>

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.<sup>16</sup> 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.<sup>17</sup>

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.<sup>18</sup> 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

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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.

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.<sup>19</sup>

The Limekilns Estate area did not develop immediately, as there were still numerous undeveloped lots to the east in Wembley Park which were more conveniently located in terms of access to public transport. The extension of the trolley bus service to Selby Street did not occur until 1939.<sup>20</sup>

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.<sup>21</sup>

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.<sup>22</sup>

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.<sup>23</sup> 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.<sup>24</sup>

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

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19 PCC Centenary Book, op. cit.

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.

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.<sup>25</sup>

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

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.<sup>27</sup>

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.<sup>28</sup>

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.<sup>29</sup>

Both model homes were opened at ceremonies held on 1 April 1934, again by the Lieutenant Governor and the Hon. J. J. Kenneally.<sup>30</sup> 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 towards the cost.<sup>31</sup>

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.<sup>32</sup>

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:

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

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 Ibid.

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.

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.  
No garage nearer the frontage than the front alignment of the house.<sup>33</sup>

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.<sup>34</sup>

The winning design for *Model Brick Home* was prepared by Mr. H. Howard Bonner, A.R.I.A. W.A., of 3 Goldsborough House, St George's Terrace Perth. He provided a perspective drawing and ground plan of the place, using the available materials costing no more than £850. The plans were reproduced in the *West Australian*, with comments from Bonner.<sup>35</sup>

Explaining the salient features of his plan, Mr. H. Howard Bonner said yesterday that he planned the accommodation so as to segregate the living, sleeping and cooking portions of the house into separate units. Access from the kitchen to the front door was given without passing through any room. Each bedroom was situated next to the bathroom. The service to the dining room from the kitchen through the servery should be quick and efficient and at the same time prevent cooking odours from the kitchen permeating the dining room. In case meals were served on the terrace a door leading from the kitchen to the terrace was provided. Entrance to the front door was gained from a small flagged court with a flower bed as a central feature and the sleeping-out verandah was accessible from both bedrooms. The living-room opened out onto a flagged terrace topped by a pergola.

Built-in features included a seat and writing desk in the living-room and shelves for silver and crockery in the servery. In the kitchen there were cupboards over and under the draining board and a tradesman's hatch in a handy position. A hinged board over the trough in the laundry provided an ironing table.

The layout of the land, he continued, provided for a separate service yard, screened off from the house by hedges, paved paths enclosed by hedges on the other side leading respectively to a central pool enclosed by a garden, and a small summer house and garden seat.<sup>36</sup>

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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.



Materials for the construction of the home were donated by various local businesses and tradespeople. These included Kalsamine and putty from Wesco Kalsamine Co; Paint, Flattone and Superlac from Sherwin Williams & Co; and other paint from local suppliers including Clarksons (WA) Ltd and Borthwicks Pty Ltd.<sup>37</sup>

*Model Brick Home* and land was bought from the City of Perth by Arthur Reginald Wright, salesman, on 12 September 1934.<sup>38</sup> The ownership of the property changed hands a number of times since this original purchase. Former owners have been Herbert Norton (1940 to 1951), Nita and Eric Edwards (1951 to 1955), David and Joan Eskine (1955 to 1958), Peter and Ailsa Dodd (1958 to 1961), William and Dorothy Self (1961 to 1968), Donald and Winifred Self (1968 to 1980), and Bokahari Enterprises Pty Ltd (1980 to 1990). The current owner of *Model Brick Home* is Jeremy Charles Wood Ardley who purchased the property in 1993.<sup>39</sup>

Alterations to *Model Brick Home* were carried out by the Edwards family in 1951. These comprised construction of a room 14ft (4.26m) x 8 ft (2.43m) on the north western side of the building, and a concrete driveway with a carport in front of an existing garage on the western side of the property.<sup>40</sup>

Further additions were carried out for Jeremy Ardley by Futura Constructions in 1995/96. These included the rear addition of a family room, two bedrooms, laundry, bathroom and terrace, as well as the replacement of the earlier garage and carport with a garden shed/workshop and garage. The 1951 extension was removed at this time.<sup>41</sup>

In May 2000, *Model Brick Home* is the Ardley family home.

## 13.2 PHYSICAL EVIDENCE

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

*Model Brick Home* is located on The Boulevard, one of the major roads in Floreat. Adjacent homes are of similar age, proportions and style, and apart from *Model Timber Home*, are brick or rendered brick and tile. All houses are of approximately equal setback with landscaped front gardens. *Model Brick Home* 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 a laneway which accesses 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 access Selby Street.

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37 Lot 3 No 6 The Boulevard, Specification 1933 in Building License Application File, City of Perth.

38 Certificate of Title, DOLA, Vol. 1037, Fol. 810.

39 Certificate of Title, DOLA, Vol. 1040, Fol. 362.

40 Lot 3 (No 6) The Boulevard, Floreat, Building License Application File, City of Perth.

41 Dwg: Renovation of Existing Residence, 6 The Boulevard [sic] Floreat Park for Jeremy and Julie Ardley, 31.3.1995; Amended 13.5.1995 in Lot 3 (No 6) The Boulevard, Floreat, Building License Application File, City of Perth.

*Model Brick Home* is sited on a 911 sqm rectangular residential lot. There is a garden shed/workshop and double garage on the north west corner of the lot. The front elevation of the house is set back approximately 7.5m from the front boundary and located towards the eastern side of the lot, with an unsealed driveway down the western side of the house to the garage at the rear. There is no front boundary fence. Side and rear fences are of super-six asbestos cement sheets and the western boundary is lined with hibiscus and oleander bushes. There is a curved entrance driveway at the front of the house on the western side. The front garden area on the eastern side features a concrete slab retaining wall which separates the gravel driveway from the garden. There are various flowering shrubs and bushes, some of which are of relatively recent origin and some of which are probably original, and a mature Algerian Cedar.

At the rear of the house, the garden landscaping is recent and comprises a terraced area extending the width of the house and supported by limestone retaining walls. There is a sunken lawn with wide planted borders on the eastern and northern edges of the garden also retained by limestone walls approximately 600mm high. The workshop and garage takes up the western portion of the back garden. This is a recent rendered brick structure with a metal deck roof.

The house comprises the original section constructed in 1933 and additions constructed in 1995. The extension has been designed to complement the original in terms of roof pitch, materials and finish and is not visible from the street.

External fabric of *Model Brick Home* features painted rendered masonry walls on limestone footings. The roof is steeply pitched (approximately 45°) and gabled with a prominent gabled wall to the front elevation with a rectangular timber vent at the apex. This wall extends in a prominent curve beyond the edge of the house to the eastern site boundary. There is a rendered banded detail to the top edge of the curved wall. An arched opening in the eastern side of the front elevation provides access to the side of the house through a timber garden gate. The roof is clad with terracotta tiles. Square profile gutters and downpipes are not original and the original chimney has been removed.

There is an open terrace with low walls at the front of the house accessed by five front steps. The terrace and steps are clad with slate which is not original. Two timber pergolas which have been constructed over the front verandah are not original. The original foundation stone is extant on the front wall of the house.

Original windows are timber framed six paned casements with timber mullions. The front door is timber with an elaborate diamond panel in the centre and original brass door handle. The French doors to the front terrace have aluminium frames and are not original.

The same roof line and wall details have been continued for the 1995 extension which features a large family room with a steeply pitched cathedral ceiling matching the roof pitch of the front sections of the house. Window and door details in this section of the house reflect the details of the original house.

Internally the original section of *Model Brick Home* remains generally as originally constructed, although there have been some alterations to the original floor layout and some loss of original detail and fabric. The original section of the house comprises the front hall, passage, lounge, dining room,

bedrooms 1 and 2, kitchen, former bathroom, and sleepout. The 1995 extensions involved alteration to the kitchen to provide access to the new family living area and bathrooms. Access to the extension is also provided through the original double French doors on the northern side of the lounge which formerly accessed the back terrace which is no longer extant. The extension comprises a family room on the eastern side with two bedrooms, two bathrooms and a laundry accessed from the passage which separates the original from the new sections of the house.

The entry hall is small and leads into the lounge on the left and on the right to passage to the other rooms of the house. The dining room is adjacent to the lounge and the dividing wall has been removed to create one open living area. Both areas retain original plaster ceilings which are richly decorated patterns typical of the inter-war era. The original north facing window to the dining room has been blocked.

The entry also leads to a passage which extends through the centre of the house. The main bedroom is at the front of the house on the eastern side. The original bathroom next to the bedroom has been altered by the removal of the wall between the bathroom and the bedroom, the removal of the bathroom fittings and the blocking of the original door. The space now provides an alcove in the bedroom. The sleepout, which opens off the bedroom on the eastern side, has been altered to provide an ensuite bathroom. Bedroom two is largely as originally built, and both bedrooms retain original ceilings. Original doors remain extant in the 1933 area and are timber paneled with small panes of obscure glass at the top. Original door and window hardware also remains extant and comprises bronze finished knobs and backing plates.

The kitchen has been totally replaced with the removal of original laundry walls and windows. The rooms in the 1995 extension are detailed generally in a contemporary style which complements but does not copy the style of the original house.

*Model Brick Home* is in good condition. The 1995 extensions are still in the process of being completed. The gardens are also in good condition although they have been significantly altered from their original layout.

### 13.3 COMPARATIVE INFORMATION

*Model Brick Home* is one of two model homes built in Floreat Park No. 1 Estate in 1934, to encourage home building and stimulate the building industry during the Great Depression. The other is *Model Timber Home* on Lot 6, number 12 The Boulevard.

*Model Brick Home* constructed in the Inter-War Old English style, also shows influences of the Inter-War Mediterranean style, both of which were prevalent in Australia during this period. There are other similar houses elsewhere in Floreat Park and in areas including Dalkeith and Menora. There are no other identical houses however, and its distinctive front elevation sets *Model Brick Home* apart.

Despite extensive research, no information about the architect H. Howard Bonner or other examples of his work have been identified.

**13. 4 REFERENCES**

No key references.

**13. 5 FURTHER RESEARCH**

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