

**Heritage Item #**

|                                   |                                |   |
|-----------------------------------|--------------------------------|---|
| MI Reference: 52<br>HCWA No: 1870 | Place Name: Homeswest<br>(fmr) | Other Name/s: State<br>Housing Commission<br>Premises |
|                                   |                                | Date of Review:<br>September 2021                     |



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|---|---|
| Address: 129 Fitzgerald Street East,<br>Northam | Lot No:<br>Property Key:<br>Plan Diagram: (P)2223<br>Vol Folio: 1414/612<br>Assess No: A11071 |
| Locality: Northam                               | GPS:  |
| Current Use: Antiques & Collectables<br>Shop    | Original Use(s): Homeswest Offices  |

**HERITAGE LISTINGS**

Listings:

**CONSTRUCTION**

Date of Construction: 1900s

Architect / Builder:

Architectural Style: Federation Free Style

**PHYSICAL EVIDENCE**

Description:

Homeswest (fmr), located at 129 Fitzgerald Street East, is a single storey rendered masonry building with a parapet roof displaying characteristics of the Federation Free Style of architecture.

The building is rectilinear with a zero-setback addressing the street. The building has a decorative stepped parapet with concrete balusters and a decorative triangular pediment below. Rendered spheres and scrolled brackets are decorative elements to the parapet. Remnants of the word 'HOMESWEST' is visible below the pediment.

The building has rendered quoins to the corners and textured rendered finish to the front façade. The front elevation is asymmetrical with three windows and a door offset from the centre. The windows are timber double hung with security screens. The door is a recessed double timber door with a highlight. The openings to the front façade have rendered surrounds with keystones above. The windows have profiled sills that extend across the two paired windows in the front elevation with the words 'Antiques & Collectables' painted below.

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| The rear of the building is face brick (Clackline) that is painted along the south side with a later addition to the rear. There are windows along the north elevation with brick voussoirs. There is some cracking to the south elevation and evidence of rising damp along the northern elevation.   |
| Condition: Good-Fair   |
| <b>HISTORICAL</b>  |
| Notes:<br><i>The following information has been sourced from the heritage assessment of 23-325 &amp; 16-334 Fitzgerald Street and 1-15 &amp; 12-18 Peel Terrace, Northam, prepared by Greenward Consulting, June 2015.</i>   |
| The design of this building suggests that it was constructed in the period around 1900.  |
| Pearson Lyon, solicitor, had relocated to Northam from Fremantle in 1903 and had his own premises in Fitzgerald Street from c.1906. In c.1910 he vacated his office in 'Avon Chambers' (which were then advertised for rent) and is known to have had an office adjacent to the Union Bank (#133) by 1912. Entries in the Post Office Directories from 1929 specifically refer to his business address as 129 Fitzgerald Street. |
| After Pearson Lyon's death in 1938, the firm of Pearson Lyon & Co, solicitors, was carried on by his son, John - who continued to occupy their long-term offices at 129 Fitzgerald Street until at least 1949.   |
| Theme: Commercial & Service Industries   |
| Associations: Pearson Lyon & Co, Lyon & Connor, Solicitors   |
| Heritage Assessment or Conservation Plan: Heritage Assessment of 23-325 & 16-334 Fitzgerald Street and 1-15 & 12-18 Peel Terrace, Northam. Prepared by Greenward Consulting, June 2015.  |
| Public Access: No  |
| <b>SIGNIFICANCE</b>  |
| Level of Integrity: Medium   |
| Level of Authenticity: Medium  |
| Statement of Significance:<br>Homeswest (fmr) is of cultural heritage significance for the following reasons:  |
| <ul style="list-style-type: none"> <li>• The place has aesthetic significance and contributes to the streetscape of the main commercial street of Northam.</li> <li>• The place has historic significance as it reflects the commercial development of Northam in the first decade of the 20th century.</li> </ul>   |
| Level of Significance: Considerable  |
| Heritage Category: 2   |

| Additional Photographs  |  |
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| West Façade<br>Source: Municipal Heritage Inventory, 2012                           | West Façade<br>Source: Stephen Carrick Architects September 2021                     |



Decorative pediment with "Homeswest"  
inscribed below  
Source: Stephen Carrick Architects  
September 2021



Central parapet  
Source: Stephen Carrick Architects  
September 2021



"Antiques & Collectables" inscribed  
below window sill  
Source: Stephen Carrick Architects  
September 2021



Rendered quoins to corner  
Source: Stephen Carrick Architects  
September 2021