

NOVEMBER 2021

FROM THE VERANDAH

Vol 44-3-2021 November

Newsletter for the members of the Mount Lawley Society (MLS) Est. 1977



Above: 49 Clotilde Street Mt Lawley – George and Emily Hayman and their children. Middle daughter standing is thought to be Florence, (later Florence Hummerston) who received an OBE for Services to Social Work. The house, which is still standing and has recently been returned to its original glory, was built in 1911. Wander past and have a look at it now.

- Update from the President
- Welcome to our new members
- Learn croquet at our Open Day and AGM in December
- Quiz Night Highlights - Photos
- From the Archives – the 15-year extension build
- Demolition by Neglect Update
- Congratulations to newly elected ward councillors in Vincent, Stirling and Bayswater

We aim is to bring you a mix of new and old updates in and around our neighbourhood.

If you have some photos you'd like to share – maybe your garden, architecture, renovation hints or leadlights, or anything that you think represents our three areas different characters, please send them in.

Dear members

Over the last quarter, much has happened. Our most important event of the year was a fantastic success. Thank you to everyone who came along to the Quiz Night. A special thank you to the generosity of Chris Pham from Realmark as our gold sponsor, and of course, the other generous local businesses who helped make our night a success. More on the Quiz Night (with photos) on pages 4 and 5.

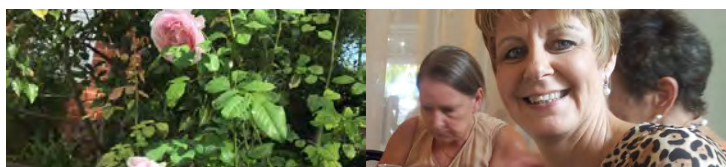
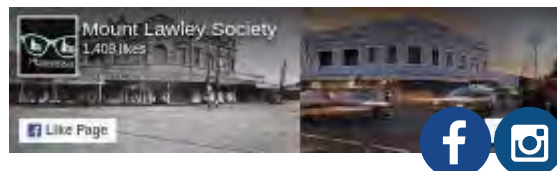
The Mount Lawley Society recently moved into its new home, co-located with the Forrest Park Croquet Club, Harold Street Mount Lawley. We are grateful to our partners at the club for such a warm welcome. We participated in the Croquet Club's busy bee and, despite the poor weather, much was achieved including a very significant amount of weeding and tidying of the garden beds that feature along the front of the building to our door.

Our AGM and Open Day is coming up on Sunday 5 December 2021. Have you thought about joining in the fun? We are looking for committee members who want to use their business skills for the benefit of our community, so please contact us for more details. I hope you enjoy reading this edition of *From the Verandah*.

Stay COVID safe.

From my verandah on Park Road to yours,
Enjoy.

Tracey King, President



W: www.mountlawleysociety.org.au
E: mountlawleysociety@gmail.com
F: www.facebook.com/mountlawleysociety
I: https://www.instagram.com/mount_lawley_society/

WELCOME TO OUR NEW MEMBERS

If this is your first newsletter, welcome and congratulations on becoming a member of the Mount Lawley Society.

As a new member, we hope that you become part of our friendly society and enjoy fun and laughter along the way; we hope to see you at one of our events and to hear from you through the informative communications that are created by our talented team of archivists.

The Mount Lawley Society regularly produces *From the Verandah* for you to read; these come out approximately every three months in PDF email format. It is a great way of knowing what's going on in our beautiful leafy character suburbs. As you read through it, you will start to become familiar with the people and activities that make Mount Lawley Society as special as it is. Be sure to check out the list of activities that appear in each newsletter so you can join in whenever you can.

Please bookmark our website www.mountlawleysociety.org.au which is where you will find complete information on our society, news and activities. If you are a part of the Facebook online community, be sure to become a fan of the [Mount Lawley Society Facebook page](#) and [Instagram page](#), which is updated with events and interesting information regularly.

The best part of what our society does, is have fun events. We meet regularly, and with the recent move to our new home at the Forrest Park Croquet Club, we hope to welcome you to an event and meet in person very soon. Most of the members have been involved with the society for many years and will happily share their knowledge of the area.

On Sunday 5 December 2021, we will hold a Fun Day and AGM, with the hope all can attend and join in some light entertainment, an introduction to croquet, followed by our Annual General Meeting. This event is designed for all members and friends of the society. Please come along and meet and socialise with your neighbours. If you are interesting in putting your business skills to good use, we are looking for new committee members, so why not nominate and join in the fun.

As a not-for-profit organisation, we also run fundraising activities such as quiz nights and our own Society competitions that we hope our members attend and help out. These are also great fun and present an opportunity to get to know other like-minded members.

These websites might be helpful to learn about the history and heritage of our areas:

- [Heritage Council of WA](#)
- [History Council of WA](#)
- [Western Australian History Foundation](#)
- [Department of Planning, Lands & Heritage](#)

OPEN DAY AND AGM

Sunday 5 DECEMBER 2021

**Have you ever wanted to
learn to play croquet?
Now's your chance**

Come along and join in the fun at our
Open Day and AGM in December.

66 Harold Street Mt Lawley

3.00pm - 6.00pm

Sunday 5 December 2021

Sundowner Barbecue 6.00pm - 7.30pm

\$20 per head - barbecue and a drink

AGM to follow 7.30pm - 8.30pm

We look forward to welcoming new, existing and friends of members at our new home, located at the Forrest Park Croquet Club, 66 Harold Street, Mount Lawley.

We will have a display of recent history information, including our leadlight tours.

You can also learn the game of croquet. This is a great sport and if you have been looking for a new hobby and meet some new people in your local community, why don't you give croquet a go.

Our wonderful partners at the Croquet Club are offering some introductory tuition during the Open Day, for a gold coin donation that will go to the Croquet Club. All equipment will be provided and you will be introduced to the skills and strategy of this very fun game.



BOOKING DETAILS TO BE ADVISED

OUR AROUND THE WORLD QUIZ NIGHT ... A SNAPSHOT

It has been said that the Mount Lawley Society holds fabulous Quiz Nights ...

... more recently it's been said that this year's Quiz Night was the best ever!!



Thank you to everyone who came along to our recent Quiz Night at the Mount Lawley Bowling Club. Our marketing and events committee – Christine, Mark and Julie – flew us all around the world with a fantastic array of questions and prizes. A big well done to everyone who did manage to win a prize.

Thank you to Chris Pham from Realmark, the Mount Lawley Golf Club, Ka'da Spa and other generous local businesses who helped make our night a success. We raised approximately \$2500 which will assist us continue our archiving efforts and cover our costs for our new premises.

Thank you also to our special guests; Simon Millman MLA, our local MP, and Cr Elizabeth Re from the City of Stirling Doubleview Ward, for attending our event. Cr Suzanne Migdale, also donated prizes. Thank you all for your generosity.

We look forward to seeing you at next year's Quiz Night.





35 HILL VIEW ROAD

... AND THE STORY OF THE 15-YEAR EXTENSION

by David Jay Reed

A lot of members have either thought about, or tackled, a renovation of an old house – nothing goes to plan! We sincerely thank David Reed for sharing the highs and lows of his renovation story with us.

For various reasons, I decided to put an extension on my house and work commenced in June of 1983. I registered as an owner/builder, in order to save some money and also decided not to put on a second storey – for the same reason.

I enlisted both a registered builder, who just happened to live in the house behind my property, and my friend, who was a bricklayer. I had previously worked with my friend for several years in the early 1970s, as his 'brickie's labourer'. During that time, he also taught me the trade. We both worked full-time jobs, so the extension was mainly built on the weekends and during my holidays.

As you can imagine, the house was under constant construction, and for a period, my then partner and I had to use an outside chemical toilet. However, for her, the 'straw that broke the camel's back', occurred when I was redoing the kitchen. Prior to my renovation, a new kitchen had been built on the original verandah in the 1950s. The 'building norm' for verandahs then, was sloped, to allow rainwater to run off. I decided to level it and in doing so, needed to remove and replace the original support stumps under the verandah to make the flooring level. As fate would have it, she arrived home with groceries, just after I had removed the posts. As she entered the kitchen, the floorboards undulated as she walked across them, which sent her topsy-turvy – groceries and all. With a yelp, she cried, "that's it, I'm out of here". Luckily, we could laugh about it later.

One mishap, that really frightened me, happened before the additions were even started. As I wasn't adding a second storey, I had to dig below ground level to accommodate two storeys. As both my neighbour's house and mine were on the same level, I needed to build a retaining wall to keep the neighbour's property level and intact. The process I used was to drive metal poles vertically into the ground at 180cm intervals and then dig out a section of dirt and place horizontal planks behind and in between the poles. As I dug deeper, I added planks on top of each other, until they built a wall of planks. Unfortunately, I had misjudged the depth of one section, and as I reached the bottom area, one of the poles slipped, due to the pressure of the dirt, and the whole lot caved in on me. I was covered in sand to nearly shoulder height and was unable to move.

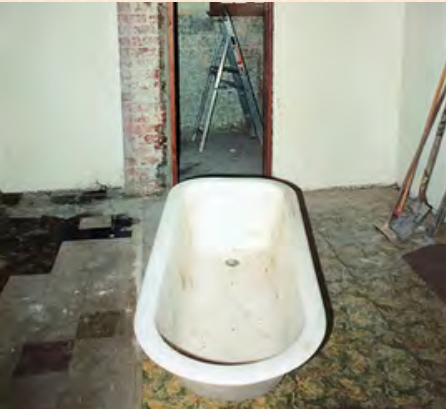
I screamed for help, but no one came to my aid. The neighbours had gone on holiday, so weren't there to hear my cries. Luckily, two of my friends came to visit me, saw my situation, and helped dig me out.

Although I was very happy with the design of the extension, I also wanted to make the windows, doors and balustrades timber to complement the original structure. I added a wooden step and balustrade to separate the kitchen from the dining room, to create a continuity between the old section and the new addition.



35 HILL VIEW ROAD ...CONTINUED

Luckily, none of these changes affected the original budget. In fact, they saved me money. All in all, I was able to stay under budget for the entire extension. As both my friend and I were able to build – as well as fix any mishaps – it was achievable. These savings meant I could introduce items like slate instead of carpet in some of the floor areas. I also scavenged the second-hand salvage yards and managed to find skirting boards for a reasonable price, so bought the entire lot. They were stored for about ten years in my garage, before I used them.



I found an old cast iron bath on a farm. It was being used as a horse trough. The farmer wanted \$25.00. I couldn't believe he still had the 'eagle-claw' feet in his barn. He threw them in for free. At that time, a restored bath was selling for \$1600.00. I re-enamelled it, using self-leveling white epoxy paint.

I also bought some second-hand chest-of-drawers as vanity sets for the bathrooms and removed and re-cut the drawers to accommodate the basins.



I also built the staircase and balustrade. The original quote was for \$3000.00. I had a budget of \$1200.00. So, for the treads, I went to a salvage yard in Fremantle and found two 5x30x1000cm rough-cut Oregon pine planks that had come from a demolished building. I de-nailed them and had them resurfaced in the yard. I cut them into 200cm lengths and brought them home in the trailer attached to my car. I negotiated a deal for \$200.00. To make the balustrade, I visited a local staircase company, and the owner said he had the newels, balusters and handrails from a job that a former client had reneged on. He said I could have them for the \$1000.00 I had left over. He was even kind enough to give me some tips on how to make the balustrade and was amazed when I invited him back to the house to see the finished product.



With the actual construction of the addition, the first part of the project was to remove the old laundry and steps to the backyard, break up the concrete and dig out the dirt to the level of the prescribed lower foundation.

One major issue that occurred, was that the original toilet had been built on a thin cement base, which had weakened over the years and finally caved in.

The pressure of the collapsed rubble caused the inner wall of the bottom storey, in the laundry, to shift. So, a new support wall had to be introduced which took up an extra 20cm of floor space.

Originally, I had opted for a tile roof, but the architect said I might have issues in heavy weather as he felt the pitch on the roof was not steep enough. So, to see how the roof weathered in the different seasons, I waited one year before putting in the ceilings. We had a heavy winter, and as he had predicted, the water leaked through, despite overlapping waterproof insulation. I discovered that water can travel upwards! So, unfortunately, I had to re-do the roof and put tin on the back section.

35 HILL VIEW ROAD ...CONTINUED

Once the main structure was secure, I began the arduous task of detailing. As I wanted to keep a similar feeling to the original part of the house, I used old style linoleum and maintained the original design of the kitchen.



With the second-hand cabinets that I found for the bathrooms, all the drawers had to be reconstructed to fit the plumbing and the tops cut out to fit the basins. The only contemporary item I introduced was slate on the floors of the lower family room and two bathrooms.

Otherwise, I used carpet on the other floors. I chose a South African slate, as it picked up the brown hues of the wood, which gave the floor less of a cold feeling. I chose a light brown carpet to echo the browns of the slate and wood of the doors, architraves and skirting boards.

I added some medallions to the ceilings to stay in keeping with the medallion in the upper family room. I also added cornices. I discovered later this was not necessary. The original house was very low-budget and didn't have cornices in any of the rooms, except the upper family room. I had not paid attention to this fact and, in hindsight, wish I had not put the cornices in.

I'm happy with the result, as I feel I have honoured the original style, even though there are some added modern concepts. I believe that the continuity I have tried to create, between the original home and the extension, provides a favourable unity.

The full story on this renovation is a very interesting read and there are lots more photos so go to our website for this story as well as many other Archiving stories:

<http://www.mountlawleysociety.org.au/archive-stories>



Above: The back of the home today

Share your renovation stories with us
... the good stories and the not-so-good stories.

Demolition by Neglect – Update

Houses in our suburbs are being left vacant, are an eyesore and are deteriorating.

BUT THERE IS SOME GOOD NEWS

During October, the Mount Lawley Society requested an update on properties that are in our Demolition by Neglect watch list. Information has been provided by the City of Stirling Planning Department.

Good news though, and of particular significance, are recent developments pertaining to 34 Second Avenue, Mount Lawley. City officers, in liaison with planning consultants and its legal representatives, have worked diligently through the State Administrative Tribunal and Supreme Court jurisdictions, to ensure that the traditional dwelling is restored to its original condition. As of today, contractors are on site, where works have commenced to reinstate and refurbish the dwelling.

In relation to 60 Third Avenue, City officers wrote to the entity responsible for the control and management of the property on 26 October 2021. The Society will be informed once further information is received on the status of the dwelling.

For 135 Wood Street, Mount Lawley, the original dwelling was retained and refurbished as part of a development approval and building permit issued by the City in December 2020. The file has been closed on this matter.

Other properties that are continuing to be monitored by the MLS and Council:

- 784 Beaufort Street, Mount Lawley
- 20 and 22 Third Ave, Mount Lawley
- 37 Queens Crescent, Mount Lawley
- 3 Nelson Street, Inglewood
- 792 Beaufort Street, Mount Lawley
- 25 Inverness Crescent, Menora

If you have any questions in relation to the properties contained in the demolition by neglect watchlist, please contact the Mount Lawley Society – mountlawleysociety@gmail.com or contact David Spencer, Coordinator Planning Compliance, City of Stirling on 9205 8789.



34 Second Avenue Mt Lawley - a repair in progress



20 Third Avenue Mt Lawley



3 Nelson St Inglewood

Congratulations to newly elected ward councillors in the Cities of Vincent, Bayswater and Stirling

As a proactive community group, we like to work closely with our local elected councillors on matters of heritage and conservation in our wonderful suburbs of Mount Lawley, Inglewood and Menora.

We encourage our members to be vocal on local matters – especially when it comes to retention of our suburbs' character and heritage, as well as our green and leafy streetscapes.

Density in our suburbs needs to follow local planning guidelines and we need our ward councillors to guide our community successfully on these important matters.

Our local council priority areas are:

- to retain and improve our green and leafy streets and canopy – it is such a wonderful experience to walk our shady streets on a summer's evening
- to protect our low-density housing approach and zoning to retain the character and heritage of our homes and community
- to drive forward our planning guidelines into the future to create wonderful activity spaces.

Thank you to those in our community who participated in the local council elections, having a say on who will represent our community on local matters.

Successful candidates:

In the South Ward of Vincent, which covers the suburbs of Mount Lawley, Highgate, East Perth, South Leederville and Perth, there were six candidates contesting two vacancies. Elected councillors:

- Jonathan Hallett re-elected as councillor
- Ross Ioppolo, newly elected councillor

In City of Stirling and covering Coolbinia, Menora and Mount Lawley – Lawley Ward:

- Suzanne Migdale – re-elected as councillor

Inglewood Ward:

- Bianca Sandri – re-elected as councillor

City of Bayswater South Ward covering Maylands and Mt Lawley:

- Cr Elli Petersen-Pik – re-elected as councillor

All candidates will serve a four-year term until 18 October 2025.

Congratulations to you all.

Hyde Park Reserve Mt Lawley – one of the City of Vincent's small community friendly and well-used reserves





MOUNT LAWLEY SOCIETY

ANNUAL MEMBERSHIP

Preserving and promoting the heritage of our suburbs

- FEE UPDATE - ANNUAL MEMBERSHIP \$20 PER YEAR

- Check up on the history of your home.
- Access information about our suburbs.
- Meet your neighbours at our social events.
- Learn about Mount Lawley, Menora and Inglewood.
- Help keep our heritage suburbs intact.
- Support our archiving volunteers with the resources to preserve and research our history and heritage.

From July 2021, our membership fee structure has changed and will now be charged annually. Those members who are still in the three-year membership cycle will be sent renewal notices when that three year period is finished.

We thank the generosity of our community to help continue the good work of the volunteers of our Archiving team and Committee.

LOOKING FOR COMMUNITY HELPERS

Help us make a difference to the retention of our heritage and history of our inner suburbs.

COMMITTEE

President: Tracey King

Vice President: Mark Hodge

Secretary: Julie Harrison

Treasurer: Pina Caffarelli

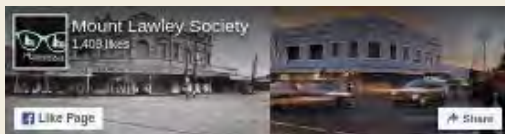
Committee: Christina Gustavson,

Rita Tognini, Fiona Henfrey, Barry Smith

Patron and Historian: Barrie Baker

NEW COMMITTEE MEMBERS EMAIL US

We encourage everyone to take an active role in our community through joining our committee and events.



W: www.mountlawleysociety.org.au

E: mountlawleysociety@gmail.com

F: www.facebook.com/mountlawleysociety

Visit us:

Forrest Park Croquet Clubhouse

66 Harold Street

Mount Lawley WA 6050

