

Adopted



NAME AND LOCATION DETAILS

Place Name	Kincora
Street Address	257 Adelaide Terrace, PERTH WA 6000
Location Description	Parent Place - State Registered Place No 3494
Other Names	R&I Bank Branch; Sydenham; Lyminge
Historical Street Address	257 Adelaide Terrace
Historical Perth Town Lot	
Place ID	26189
COP Property Key	175327
Property Titles	Lot 30 D 36380

PLACE DETAILS

Place Type	Individual Building or Group
Local Heritage Survey	28/03/2023
Local MHI - Draft	13/03/2001
Local MHI - Adopted	13/03/2001
Local Heritage List	16/03/2007
Local Heritage Area	
Local Heritage Area – Building Contribution	
State Heritage Register	Yes
Commonwealth Listed	No

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Other Listings	
Heritage Agreement	02/03/2010 TRIM ID 28977/10
Conservation Management Plan	
Original Construction Year	1887
Additional Construction Year (1)	
Additional Construction Year (2)	
Demolition Year	

INTEGRITY OF USE

Original - General Use	Residential
Original - Specific Use	Two Storey Residence
Present - General Use	Other - see Historical Notes
Present - Specific Use	Other - see Historical Notes
Integrity - Summary	High

PHYSICAL DESCRIPTION

Architectural Style 1 General	Victorian (c.1840-1890)
Architectural Style 1 Specific	Italianate
Architectural Style 2 General	
Architectural Style 2 Specific	
Archaeology	
Physical Description	

A two storey building (originally residential) with pitched hipped and gabled roof with tall chimneys with terracotta pots, ground level characterised by strongly modelled arched windows and second storey distinguished by sash windows and label moulds, the building is substantially intact although the verandah has been modified.

Walls 1 Material	Brick - Painted
Walls 2 Material	Render - Smooth
Roof Material	Metal - Corrugated Iron
Architect	Terry & Oakden, Architects
Builder	
Other Associations	Ernest Chawner Shenton

HISTORY

From the early years of settlement, the most prestigious residential address was St. George's Terrace. By the late 1880's Adelaide Terrace was characterised by large houses overlooking the river. This area was considered to be the prestigious part of the city prior to the development of West Perth. 1887-88 two storey residence was built as the house for Ernest Chawner Shenton. It was named Sydenham. The family moved to South Perth in the late 1890s and leased the property in Adelaide Terrace. In 1901 the street number was 325. In 1905 the property was transferred to Monica Hayes who was married to Edward Joseph Hayes. Monica was the daughter of Daniel Connor who was one of the wealthiest men in Perth. The property was renamed Kincora after an Irish palace.

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The Hayes family lived at the property for more than 50 years. In the mid 1940s Eileen Hayes still lived at the house, and Mary C Clarice. In 1938 the building was converted to two flats. This resulted in changes to openings and room uses. The house was sold in 1955 to the Motor Vehicle Insurance Trust. In 1968 the Rural & Industries Bank of Western Australia were transferred a portion of the two lots. The property was transferred in 1994. The building is vacant and has been since 2004. It is falling into disrepair and has been boarded up to prevent people trespassing.

WESTERN AUSTRALIAN HISTORIC THEME

- 1. Demographic settlement and mobility - 107 Settlements
- 6. People - 606 Famous and infamous people

AUSTRALIAN HISTORIC THEME

- 4. Building Perth (Settlements & Cities) - 4.1.5 Developing city centres
- 4. Building Perth (Settlements & Cities) - 4.6 Remembering significant phases in the development of settlements, towns & cities
- 5. Working - 5.1 Working in offices
- 8. Developing Perth's Cultural Life - 8.10.4 Designing and building fine buildings
- 8. Developing Perth's Cultural Life - 8.12 Living in and around Australian homes

STATEMENT OF SIGNIFICANCE

The place provides a visual reminder of the former residential character of this area of the city of Perth in the pre Gold Boom era and demonstrate the standard of building and accommodation to which the city's leading citizens aspired in the 1880s and early to mid-1890s.

The place 257 Adelaide Terrace was associated with the eminent Victorian architectural practice of Terry & Oakden, and built for prominent colonial merchant Ernest Chawner Shenton and, from 1908, was the home of the well-known Hayes' family, including Sheila Gwynne (nee Hayes) who became an outstanding horse breeder and judge.

Despite extensive alteration, they are examples of finely detailed residences influenced by the Victorian Italianate style, relatively rare in the city of Perth, with 257 Adelaide Terrace relatively intact when viewed from the street and 259 Adelaide Terrace retaining much of its original internal spatial qualities and details. Together the two houses have landmark value and add depth and meaning to Adelaide Terrace as two Victorian houses in juxtaposition with the late twentieth century high rise buildings that now dominate the street. They are representative examples of Victorian houses that have been altered and adapted to provide for changes of use to residential flats and later commercial use as the city expanded and the needs of society changed over the twentieth century, a pattern of use that is not just typical of this locality but is common in western cities everywhere.

The individual significance of each of the houses that comprise Houses (fmr) 257 & 259 Adelaide Terrace is increased by its proximity to the other.

NATURE OF SIGNIFICANCE**HERCON Value A - Its importance in demonstrating the evolution or pattern of Perth's history**

The place provides a visual reminder of the former residential character of this area of the city of Perth in the pre Gold Boom era and demonstrate the standard of building and accommodation to which the city's leading citizens aspired in the 1880s and early to mid-1890s.

HERCON Value B - Its importance in demonstrating rare, uncommon or endangered aspects of Perth's heritage**HERCON Value C - Its potential to yield information that will contribute to an understanding of Perth's history**

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HERCON Value D - Its importance in demonstrating the characteristics of a broader class of places

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HERCON Value E - Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations**HERCON Value F - Its importance in exhibiting particular aesthetic characteristics valued by any group or community**

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HERCON Value G - Any special association it may have with the life or work of a person, group or organization of importance in Perth's history

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HERCON Value H - Its importance in demonstrating a high degree of creative or technical achievement**HERCON Value I - Any other characteristic it may have that in the opinion of the decision making body is relevant****CONDITION AND AUTHENTICITY**

Condition	Fair to Good
Building Fabric Authenticity	Medium level of authenticity. Some alterations to accommodate commercial use.

CLASSIFICATION OF SIGNIFICANCE

Exceptional – Category 1 - Essential to the heritage of the locality. Rare or outstanding example.

REFERENCES

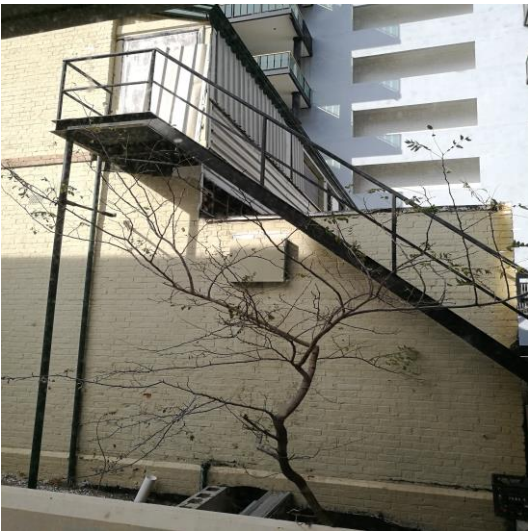
Building Style
State Heritage Assessment document, 2007

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DATE OF SURVEY/ASSESSMENT

Initial date	28/03/2023
Last modified Date	12/08/2024

IMAGES



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Figure 1 – Northern Elevation October 1998



Figure 2 Northern Elevation October 1998

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Figure 3 – R & I Bank 1981 (Source: State Library BA1530/6176: Houses (former) at 257-259 Adelaide Terrace, Perth, September 1981. Photographer Smith, Betty)

Figure 4