

ATTACHMENT 8.1.1

HERITAGE LISTING TRANCHE 2

- RESPONSES FROM THE
HERITAGE PROPERTY OWNERS

R18/00658

Josh Caracciolo

From: [REDACTED]
Sent: Tuesday, 17 April 2018 12:24 PM
To: Norma Black
Cc: [REDACTED]
Subject: Notice of Proposed Entry of 143 Forrest Street, Peppermint Grove, in the Shire's Heritage List (Your ref: RM:JC)
Attachments: Letter from Shire of Peppermint Grove to [REDACTED] e Notice of Proposed Entry (100418).pdf

Dear Sir,

I refer to the description given to my wife's home in the information sheet attached to your letter dated 10 April 2018 (copy attached).

The tiles described in the information sheet have been replaced by a different tile and the colour is no longer a terra cotta colour but rather a charcoal. I believe that it would be appropriate for someone to do a street inspection and take a new photo for the purposes of the Shire's Heritage List.

Yours faithfully

[REDACTED]

[REDACTED]

R18/00822

Josh Caracciolo

From: Ross Montgomery
Sent: Friday, 11 May 2018 4:25 PM
To: Josh Caracciolo
Subject: FW: 28 Irvine St "Minderup"

Hi josh – here's another...

From: Norma Black
Sent: Friday, 11 May 2018 3:51 PM
To: Ross Montgomery <ross.montgomery@peppermintgrove.wa.gov.au>
Subject: FW: 28 Irvine St "Minderup"

FYI – Ross this email was directly mailed to Vanessa, who has also forwarded it to Sindy Dowden – our historian at the library. It has been registered and is now forwarded to yourself for your info.

Regards
Norma Black
Customer Support Officer (Wed, Thurs & Fri)

SHIRE OF PEPPERMINT GROVE

 1 Leake Street, PEPPERMINT GROVE WA 6011
 PO Box 221, Cottesloe WA 6911
 08 9286 8600  08 9286 8609
 norma.black@peppermintgrove.wa.gov.au
 <http://www.peppermintgrove.wa.gov.au>
 www.thegrovelibrary.com



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To: Vanessa O'Brien <Vanessa.OBrien@peppermintgrove.wa.gov.au>
Cc: Norma Black <Norma.Black@peppermintgrove.wa.gov.au>; sdowden@thegrovelibrary.com
Subject: 28 Irvine St "Minderup"

Hi Vanessa,

A while back we received a letter dated 10 April 2018 regarding notice of proposed entry in the Shire's heritage list for our home at 28 Irvine St. Whilst this causes us no concern as we are avid believers in retaining heritage buildings, I did wish to share the information below so that there are more accurate records of our home.

Historian Shannon Lovelady and myself have researched the history of Minderup over the past 5 years and in addition to the information the Shire has on record, the following information has also been verified. Could you kindly forward to the appropriate record keeper at the office so that this information can be officially recorded?

Many thanks,

Hi Janine

Right - have some exciting info for you - Edmund James Houghton Nicholson, it seems, did build your house (well, had it built)! :)

As I mentioned last week, you and I both tracked him to what we thought was 28 Irvine Street in 1903, but this morning I got him back to 1901, there. (WAPODS again, electoral roll has him in Claremont in 1903, so I'd say Gale moved in that year.) Interestingly, the (Nicholson) house in Claremont was 7 Victoria Avenue, the next house east of house sneakily demolished on a Sunday by Mr Foulner a few years ago. What a beautiful spot! Now units.

But anyway...saying he was the 'original owner' (they'd have worked that out with the lot and volume numbers, so I trust that), I went digging more thoroughly and found a birth for his daughter - in March 1900, in the house, meaning the house's construction is at least 1899. The daughter born in 1900 was Cecily Ena. A son, James Edmund Houghton, was born there in 1902. (Both birth notices attached.)

Nicholson, who has basically been ignored in the PG sheet, had an extraordinary career in WWI - one of our most low profile, yet highly decorated soldiers! He served from the earliest days through to the end. Summary of his WWI service, here:

Lt Col Edmund James Houghton Nicholson CMG DSO (WWI)
Born Gravesend, England, 17 April 1870
Died 22 June 1955, Armadale, WA
5'8 ½" tall, 11 stone in September 1914.
Occ: Mineral buyer
Enlisted 5 Sept 1914 aged 44 years, 5 months as Staff Captain at Headquarters. Departed Australia on Shropshire, 20 Oct 1914.
Joined MEF from Alexandria 4 April 1915 – was at the Anzac landing.
Promoted General Staff Officer Grade III July 1915 at Gallipoli.
Promoted to Major 26 July 1915.
There until evacuation, then served in Egypt and France (1916-1917).
Mentioned in despatches

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Promoted to Major 26 July 1915.

There until evacuation, then served in Egypt and France (1916-1917).

Mentioned in despatches

Transferred to 1st Pioneer Battalion 1 Mar 1916

Promoted Lieutenant Colonel 12 Mar 1916 in France

13 Nov 1916 Mentioned again in despatches by Gen Sir Douglas Haig 'for distinguished and gallant services and devotion to duty in the Field.'

Transferred from 1st Pioneers Battalion to be CRE 2nd Australian Division (effective July 1917)

24 Sept 1917 – to be promoted again to Lt Colonel 'in the Australian Military Forces for specially meritorious work rendered on active service during the present war to date from 24 Sept 1917.'

4 July 1918 - From CRE Aus Corps Troops, to assume command Engineers Training Depot, Brightlingsea, England

Returned to Australia per Shropshire, same way he left, 1 April 1919.

Mention of him commanding 10th Light Horse Regiment, and that all his awards were while he was CO...

Awards:

2 Dec 1916 Awarded the Order of Karageorge 4th Class (with swords) by the King of Serbia in recognition of distinguished services rendered during the MEF (Mediterranean Expeditionary Force) campaign.

29 Dec 1916 Awarded Distinguished Service Order, France.
Awarded White Eagle, 5th Class (with swords) 15 May 1917
3 June 1918 Awarded CMG - "To be additional Member of the Third Class or Companion of the Most Distinguished Order of St Michael and St George, for services rendered in connection with Military operations in France and Flanders.'
Colonial Aux Forces Officers' Decoration (VD)
1921 Colonial Aux Forces Long Service Medal

Five mentions in despatches:

Sir Ian Hamilton's of 26 Aug 1915

Sir Douglas Haig's of 13 Nov 1916, 9 April 1917, and 7 November 1917, 7 Apr 1918

And one 'complimentary' about his capable and satisfactory manner in which the undermentioned officer carried out his duties during the evacuation from Anzac. <End>

Basically - What. A. Guy!!!

Anyway, then while I was trying to track down his children, I saw his daughter and wife come back from England on the Cathay in early 1926 and it said she was a teacher... which made me think.

PLC had a Miss Nicholson who taught from 1923-1932 who went to England for a while in there somewhere. And on looking, I saw it was Miss C Nicholson (lucky to have an initial, people really didn't address each other familiarly then), and on checking the Kookaburra, see she was indeed away in England - studying in Oxford if you don't mind, and returned in early 1926 in time for that year's 'session'.

PLC's Miss Nicholson, affectionately known as 'Nick', is your Miss Nicholson!!! Photo of her attached, and the report of her going away from the Kookaburra.

A couple of years ago you mentioned E J Houghton Nicholson lived there for a while. I saw him in the list of residents of that section of Irvine Street in 1903 and the timing is right for him to have built the house. By 1904 Charles Frederick Gale was resident. He was Chief Inspector of Fisheries and later, Aborigines. He lived there until late 1918 or early 1919 - disregarding other sources which have him there until 1920, John Moore Dickson's daughter Olga started here in March 1919 and their address at that time was 28 Irvine. From there, as you know, the Dicksons were resident for a very long time.

My question is - are you sure Houghton Nicholson lived at 28? Street numbering didn't come until after the mid 1920s and I need something a bit more than the WA Post Office Directories which aren't conclusive as there was a lot of subdivision going on at the time.

Look forward to hearing from you! :)

Bye for now

R18/00666.

Josh Caracciolo

From: Norma Black
Sent: Friday, 20 April 2018 9:58 AM
To: Josh Caracciolo
Subject: FW: HPRM: Proposed entry of 39 Irvine St 'St Agnes' to Shire Heritage list

Record Number: R18/00666

FYI - Another resident who has responded regarding their heritage letter to be added to your listing - I looked about your desk but couldn't find the list.

Regards
Norma Black
Customer Support Officer (Wed, Thurs & Fri)

SHIRE OF PEPPERMINT GROVE

1 Leake Street, PEPPERMINT GROVE WA 6011 PO Box 221, Cottesloe WA 6911 08 9286 8600 08 9286 8609

* norma.black@peppermintgrove.wa.gov.au

* <http://www.peppermintgrove.wa.gov.au>

* www.thegrovelibrary.com

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Sent: Thursday, 19 April 2018 3:17 AM

To: Norma Black <Norma.Black@peppermintgrove.wa.gov.au>

Subject: HPRM: Proposed entry of 39 Irvine St 'St Agnes' to Shire Heritage list

Manager Development Services

Shire of Peppermint Grove

Dear Ross,

My wife [REDACTED] and I are responding to your letter of the 10th April regarding the entry of the property to the Shires Heritage list.

In principle we have no issue with this as we are great supporters of heritage, however whilst streetscape is important we do not wish to have this listing impact our rights inside and out the back of the property.

We can add some extra information about the house. The original section of the house is Sandstone (not limestone), it was designed by J Talbot-Hobbs as confirmed by John Taylor in his book on Talbot-Hobbs. He has inspected the house and given us copies of original builders documents sourced from the BATTYE Library.

There are 6 rooms of the original house plus the original Cellar reinstated by us, there was the addition of a large room at the rear of the house around 1905-1907 also constructed of Sandstone. We have reinstated the original timber verandah at the front by removing all the filled concrete verandas from the 1960's.

The home was for most of its life used as 2 or 3 flats until our purchase in 1998. We removed the tile roof which was installed some time in the 1920's and we believe the original roof was iron. We added a 2 storey limestone

addition which cannot be seen from the road, we restored all the internal fireplaces , ceilings and a large section of flooring all of which had been removed by the previous owner.

We added the fence, wrought iron , pool and external poolroom but managed to retain the old back WC.

We also suggest you update the photo you have on file.

I will endeavor to find the original Builder for your records.

With Best is he's

[REDACTED]

[REDACTED]

Ross Montgomery

From: [REDACTED]
Sent: Tuesday, 24 April 2018 2:31 PM
To: Norma Black
Subject: Heritage Inventory List for Shire of Peppermint Grove

Attention: Mr Ross Montgomery

Dear Ross

I have received a notice of proposed entry of our home [REDACTED] be on the Shire's Heritage List.

There does seem to be a misdescription of the property, possibly initiated by a real estate agent in the past when listing the property for sale.

My enquiries and discussion with West Australian architect, Dr. John Taylor, one of the few architects in Australia with formal heritage work training and qualifications, alerted me to this fact.

Dr. Taylor's assessment of the property (and this was without any extensive research being done, but his peripheral knowledge) was that he believes this house was in fact by Wilkinson & Smith. Dr. Taylor said without going back to all the old rate books and doing extensive research to ratify this information it was difficult to say unequivocally that this was the case, but he believes that over time our property has been confused with another Talbot Hobbs house which was built for the Drummonds in 1902.

Dr. Taylor has written a book on Talbot-Hobbs so does seem to have in depth knowledge of Hobb's work and he is also involved in the restoration of the State's heritage properties.

Dr. Taylor's assessment of the History of Peppermint Grove by Pascoe was that it was incorrect and the information was not based on thorough research to validate the information.

It seems that Smith died young and Wilkinson returned to NSW. They also designed the Old Tarantella Club and buildings in the west end of Fremantle, but did not have the notoriety as that of Hobbs.

I have also had two gentlemen knock on my door randomly, a few years ago, visiting from Ireland and they were adamant that this is not a typical "Queen Anne" style of building. These two gentlemen had extensive knowledge of historical architecture and were here in fact to visit "Hawthornden" in Toodyay where Drummond settled when he was involved in the botanical side of things in the Swan River Colony.

If you research "Queen Anne" architecture style, I think you would also have to agree that this is an incorrect description of the style of "Hawthornden".

I would think to list this property on the Shire's heritage list there would need to be an accurate description and detail, which the Shire will need to undertake, to make it correct for the future, and not based on an author's interpretation without authentication.

Further to this the draft listing you have sent me noted "Modifications" - Sympathically restored and added to with "replacement verandah" b [REDACTED] I am unsure where this "replacement verandah" might be?

If you could please keep me informed to the actual description intended for the Shire's Heritage List now that you have this information, I would appreciate it, or should you wish to discuss this further I can be contacted on this email.



R18/00700

Monday, 23 April 2018

Dear Mr Montgomery

**PROPOSED ENTRY OF 35 JOHNSTON STREET, PEPPERMINT GROVE
IN THE SHIRE'S HERITAGE LIST**

We refer to the letter sent to us on 10 April 2018 in relation to the above and make the following initial comments:

The submission lodgment period is unreasonable, the notice was inadequate and our requests to discuss remain unanswered

The issuance of this advice was made on 10 April and received shortly after. This was the week prior to the Western Australian School Holidays, preventing any possible consideration of third-party and legal consultation in regards to this matter. We also note that a call made by [REDACTED] to the Shire on Friday, 13 April 2018 was not returned despite leaving her mobile contact number and a request for response.

The submission period is also unreasonable given the lack of information provided in the notice of 10 April 2018, notably the absence of an information memorandum as to the consequences of any such action.

We request:

- 1) That a meeting between ourselves and you, Peppermint Grove Shires' Manager Development Services take place to gain a better understanding of the consequences of any such proposed heritage action.
- 2) That a 21 day period for submission commences post such meeting having taken place.

We will be actioning a well-resourced defense against anything in this proposal which impacts our rights or property value

We note that when purchasing 35 Johnston Street in 2003 we met with the Shire and confirmed the property's heritage status.

We note that the property had a Heritage 2 listing. We also note that with this heritage status the Shire, just prior to that time, had approved a demolition and substantial new building development in its place.

We note that in the 23 September 1998 issued copy of the Heritage Assessment (prepared by Georgiou and Fraia) that the property was of "some heritage significance" however it was found that in regard to 35 Johnston Street:

- 1) It was of "Moderate" aesthetic value
- 2) It was not a "rare timber cottage", reflective of the distinct social group of Johnston Street which epitomized the working class of Peppermint Grove
- 3) "The house is not considered exceptional or rare"
- 4) It is "representative of a fair number of such buildings in the Metropolitan area".

We look forward to hearing from you.

Yours sincerely

[REDACTED]

LP138B.

R18/00703

Shire of Peppermint Grove

24 APR 2018

RECEIVED

Manager Development Services

Shire of Peppermint Grove

P.O. Box 221, Collyer

WA 6911.

Your Ref: RM:JC(LP138B)

Dear Sir,

Notice of proposed entry of 60 JOHNSTON STREET,

in the Shire's Heritage List

We refer to your Notice of 10th April 2018 advising of the Shire's intention to include our property in a "Heritage List" as a requirement under L.P.S. Regulations.

1. Notice
This letter is our formal response to your Notice. Please note that the Registered Proprietors on CT 1476/863 (the subject property) [REDACTED]

and [REDACTED]

2. Description of the Place

As noted in your Notice.

3. Reasons for the Proposed Entry.

We are aware of the reasons for the proposed entry of our property in the Heritage List, and the writer has significant experience in cultural heritage as a former (10 year) Chair of the Heritage Council of WA.

4. We are NOT satisfied that the Statement of Significance in the attached Heritage Data Sheet is an accurate or appropriate basis for the ongoing management of our property.

24 APR 2018

RECEIVED

22nd April

Regarding, we instructed Griffiths Architects to review the Statement of Significance in the heritage data sheet enclosed with your letter (place record).

A copy of the advice from Griffiths Architects is enclosed with this letter

You will note, that in particular, Griffiths advise that only a PORTION of the existing built fabric (the original house) is of significance, and Griffiths lists, and dates, the several subsequent (non significant) additions and extensions

We enclose a copy of advice, and plan from Griffiths for your attention.

5. We therefore request that the Shire's Statement of Significance be amended to properly reflect the significant areas/sections of the existing fabric, so as to exclude the areas of little or no significance, as shaded on the Griffiths plan

We also request the Shire amend their Statement in accordance with the alterations set out on the second page of Griffiths advice of 18th April 2018.

3.

Shire of Peppermint Grove

24 APR 2018

RECEIVED

We seek your written confirmation to the amendment in 5 above, and will be happy to meet and discuss any aspects arising from this letter.

Yours sincerely

R18/00725



Shire of Peppermint Grove

Doc No: _____ File Ref: _____

Rcvd: 1 MAY 2018 Rcvd By: _____

Comments: _____

Manager Development Services
Shire of Peppermint Grove
PO Box 221
Cottesloe 6011

Ref: RM:JC (LP138B)

Dear Sir / Madam

Thank you for your letter of 10th April 2018 regarding the proposed entry of 18 Keane Street, Peppermint Grove in the shire's heritage list.

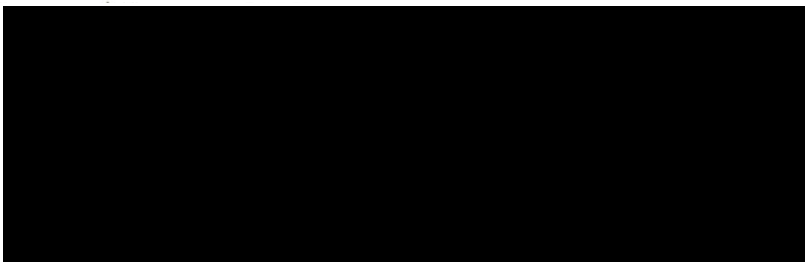
Following a meeting with Mr John Merrick on 17th April, we were surprised to hear that our house had been listed on the Heritage Inventory for some time. We have no record, and therefore no knowledge, of this being the case.

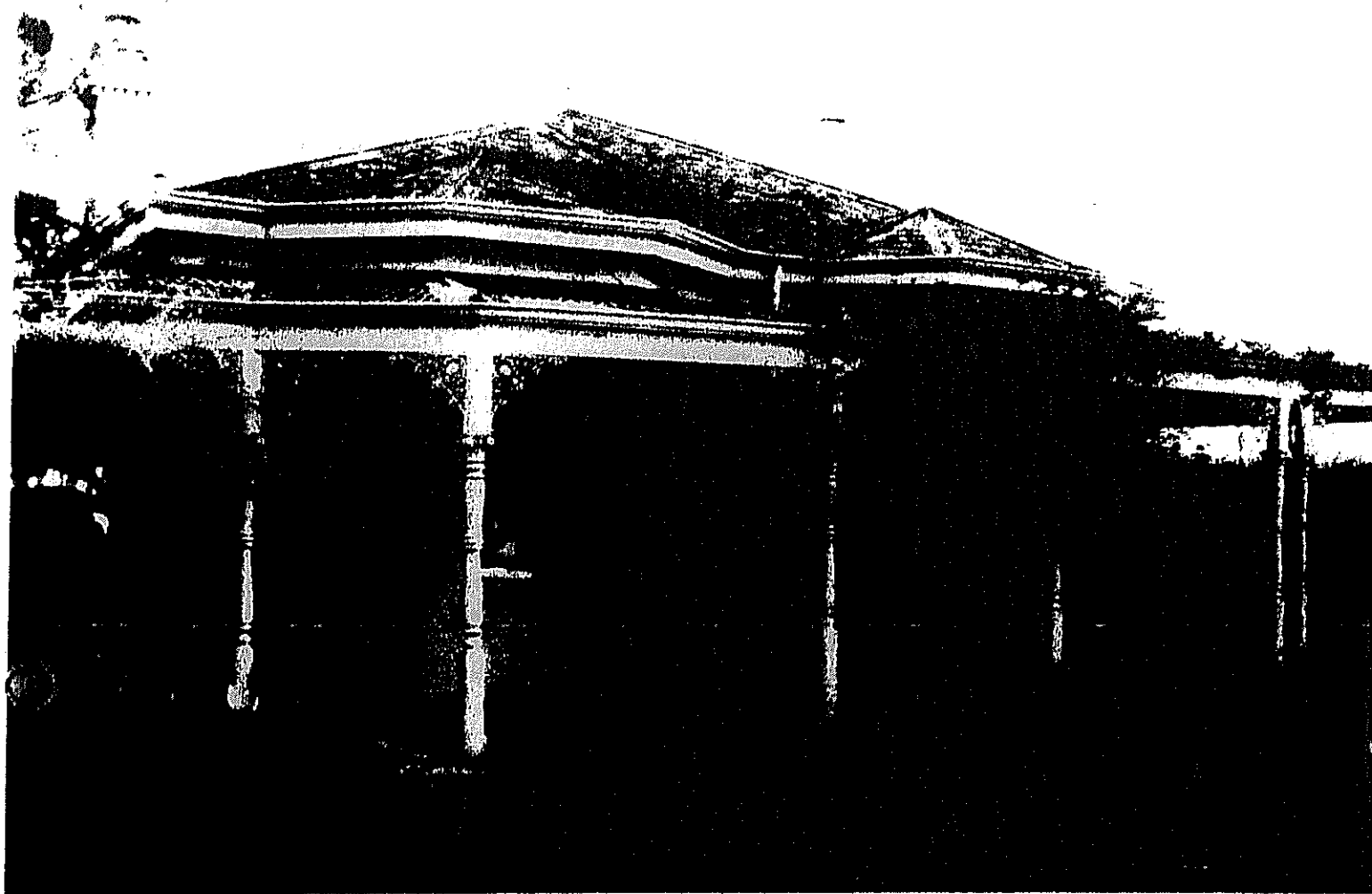
We understand the desire of the council to retain the ambience of Peppermint Grove however we would like to accept your invitation, according to clause 8(3)(b) of Deemed Provisions, to question the proposal to enter the Place in the Heritage List.

There have been considerable changes to the original George Greenway building prior to our purchase of the property. As cited in the assessment included in your letter, "The place has lost its representativeness because of its adaptations".

We have no plans to alter the property during our ownership but feel the listing as "Category 1" in the Shire's Heritage List may severely impact on the decision of any future buyer if we were to sell our property. This may also significantly reduce the potential value of the property.

Yours sincerely





Place No. _____
 Date of Survey _____

NAME

ADDRESS

Lot No

28

Street No

23

Street

Keane

MANAGEMENT

Category 1

DESCRIPTION

Construction Date

c.1900

Construction Materials

Walls: Painted brickwork

Roof: Slate

Other: Timber joinery, cast iron decoration

Style and Elements

Victorian Georgian

Symmetrical hipped bay windows, timber and cast iron verandah profiled to façade, slate roof, finial and original chimneys

Modifications

Setting

Painted brick garden wall to street

BACKGROUND

Original Owner

A.W Balthausen

Other Owners

J.D & F.M Ladbury

Original Designer

Original Builder

ASSESSMENTS
Historical

The place was originally owned by A W Balhausen, who also owned the adjoining property (PG 84). Since c.1970 ¹⁹⁶⁶ the place has been owned by John Lidbury, past Shire President. Some historical significance.

file 2016
Aesthetic

Now owned by Aleta Lidbury
The place is a fine example of its pre-Federation Gold Boom style, which makes a gesture to the more exuberant Federation styles with its timber and cast iron verandah.

Technical

The place is a considered and well proportioned design in the Victorian Georgian style. Due to its decorative verandah it takes on something of the character of the Victorian Italianate style, which was a very popular style for affluent housing in the post Gold Rush building boom in such places as Melbourne, Bendigo, Ballarat and Bathurst. The place appears to reflect an eastern states design influence. It retains a high level of integrity.

Social

The place has social significance because it is a handsome residence having a long term association with a community leader.

Environmental
Cultural Group
Townscape Area

The place is part of a cultural group.
The place is located within a townscape area.

Rarity

There are comparatively few places of this style and fewer of this quality.

Representativeness

The place is representative of eastern states design influences at the commencement of the Gold Boom building boom.

STATEMENT OF SIGNIFICANCE

This single storey painted brick and slate residence, with its timber and cast iron verandah, in the Victorian Georgian style, has cultural significance because:

- it has historical associations with A W Balhausen and John Lidbury, a past Shire President;
- it is a fine and comparatively rare example of its style and illustrates eastern states influence in residential design trends at the commencement of the building activity of the Gold Boom period;
- it retains a high level of integrity;
- it has social significance because of its long term association with a community leader;
- it is part of a cultural group and is located within a townscape area.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.2, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS
REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*



R18/00729

Ross Montgomery

From: [REDACTED]
Sent: Saturday, 20 April 2018 9:55 PM
To: Norma Black
Subject: Proposed Entry of 28 Keane St, Peppermint Grove, in the Shire's Heritage List

Manager Development Services
Mr Ross Montgomery
Shire of Peppermint Grove

Dear Mr Montgomery,
As the owners of the home at 28 Keane St, Peppermint Grove, we support the proposal to enter the place in the Heritage List.
We are also supportive of the place being placed on the Shire's Heritage Walk.

Kind regards

[REDACTED]

[REDACTED]

R18/0076058.

Josh Caracciolo

From: [REDACTED]
Sent: Monday, 30 April 2018 1:52 PM
To: Norma Black
Subject: 11 Leake Street Peppermint Grove Proposed Entry in the Shire's Heritage List
Attachments: SKM_284e18043014090.pdf

Thank you for your letter dated 10 April, 2018.

I just wanted to let you know that the statement of significance may be ***incorrect***. It may have been a single story limestone bungalow at one stage, but it has a second storey addition on it now, all plans approved by the Council - the photo you supplied with your letter is incorrect.

Josh Caracciolo

From: [REDACTED]
Sent: Wednesday, April 25, 2018 10:22 AM
To: Norma Black
Subject: Heritage proposal.

Dear Mr Merrick,

Re: 15 Leake Street

Thank you for your letter outlining a proposal to have our home listed on the shire's heritage list.

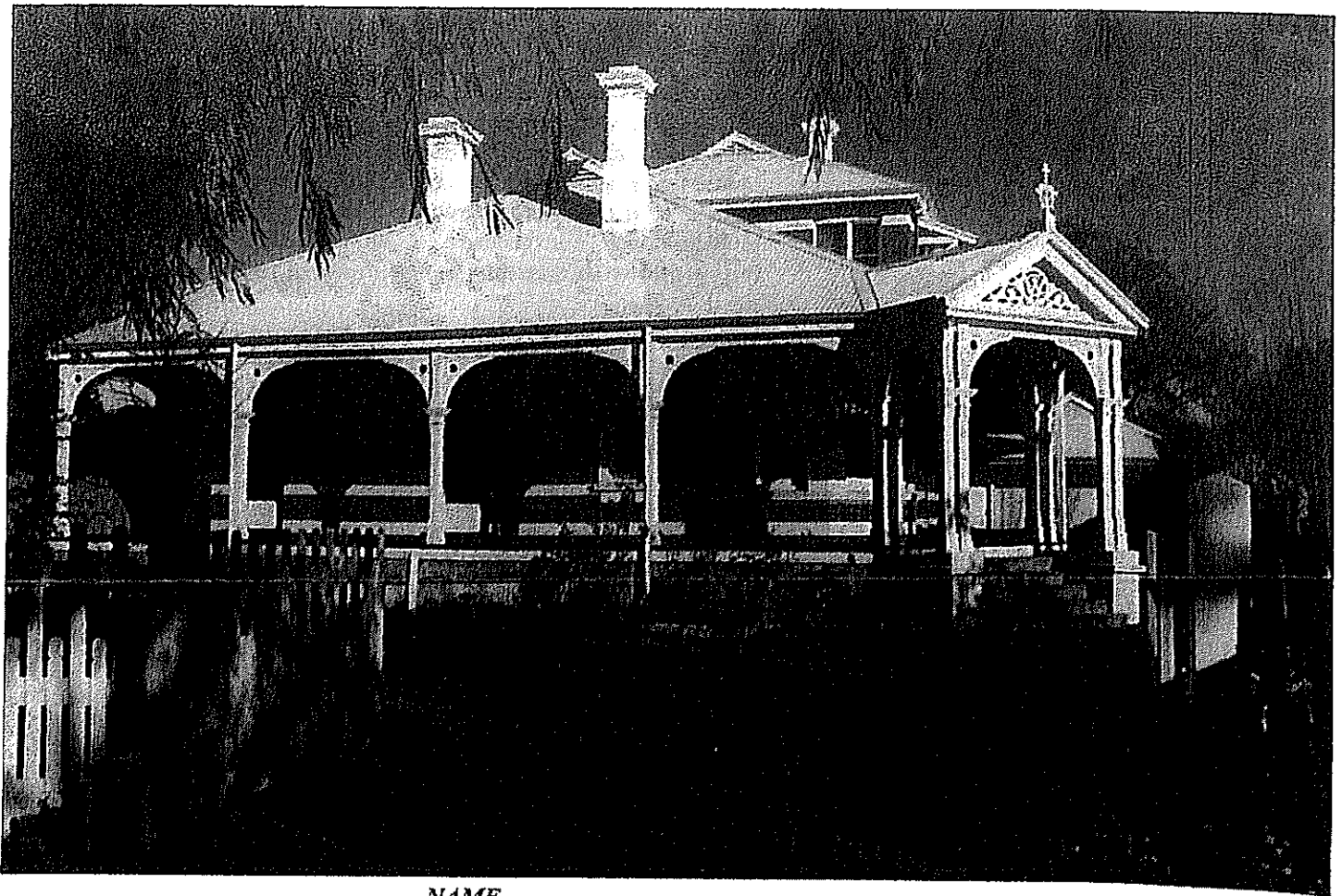
I would like to meet with you or Mr Ross Montgomery to help us digest what this letter means, at this point, I find the letter difficult to understand.

Any time soon would be appropriate.

With thanks.

[REDACTED]

1st MAY 2018



NAME
ADDRESS

Lot No 38
Street No 36
Street Leake

MANAGEMENT Category 1

DESCRIPTION

Construction Date
Construction Materials

c.1905
Walls: Blood and bandages brickwork and render
Roof: Galvanised iron
Other: Timber joinery, limestone, crown finial, rendered chimneys

Style and Elements

Federation Bungalow
Verandah to two facades, diagonal entry gazebo, fretwork pediment and cast iron finial, off centre entry doors, asymmetrical chimneys, picket fence.

Modifications
Setting

Relatively unobtrusive rear two storey additions
Picket fence to street

BACKGROUND

Original Owner
Other Owners
Original Designer
Original Builder

S W & Annie Hope Wilson
A I McLelland, R D & R L Lilley + A. McBride McLelland
McClalland
Charlie Wilson ("CW") in woodwork over front steps

R18/00655.

Shire of Peppermint Grove

Doc No: _____ File Ref: _____

Rcvd: 19 APR 2018 Rcvd By: MDS.

Comments: _____

Your Reference: RM : JC (LP1388)

17 April 2018

By email (admin@peppermintgrove.wa.gov.au) and post

The Chief Executive Officer
Shire of Peppermint Grove
PO Box 221
Cottesloe WA 6911

Dear Sir

I refer to your letter of 10th April, 2018, giving notice of the proposed entry of *Lindhurst*, 37 Leake Street, in the Shire's Heritage List. On my own behalf and that of the co-owner, Gail Spiers, I make the following submissions pursuant to clause 8(3)(b) of the Deemed Provisions:

ASSESSMENTS

Historical (page 2)

The proposed entry reads (in part) as follows:

The place was built by one of the number of civil servants who developed in this part of Peppermint Grove in the early twentieth century.....The place was bought by Alexander Forrest in 1897. The place was most likely built for Forrest.....

The first extract is incorrect and is obviously at odds with the second. It has been established beyond all reasonable doubt that the house was constructed in the late nineteenth (not early twentieth) century and almost beyond doubt that it was built for Forrest. The first extract appears to be an inadvertent carry over from the Shire's current Municipal Inventory, which unintentionally established the calumny that W. Freeman (who was a public servant) was variously an owner and/or the constructor of the house and/or a person of significance in the narrative of the place.

I suggest the proposed entry would be rendered historically accurate by simply deleting the first sentence i.e. the words: *The place was built by one of the number of civil servants who developed in this part of Peppermint Grove in the early twentieth century.*

STATEMENT OF SIGNIFICANCE (page 3)

The second paragraph of the proposed entry under this head is presently formulated as follows:

it has historical associations with A. Forrest, W. Freeman, the Barrymore family John Thomson and Professor Martin;

I suggest the following entry would be more balanced and informative:

Alexander Forrest C.M.G., the Barrymore family, John Thomson C.B.E., Dr Vincent Cooper and Professor John Martin;

The most significant suggested amendments are twofold:

Firstly, the removal of the reference to W Freeman. Freeman was a mere tenant of the property, never an owner. His occupation was of relatively short duration, possibly as brief as 12 months. Though the house has been largely owner-occupied over the course of its 122-year history, Freeman was neither its only nor its longest tenant. To reference him as having an "historical association" with the house is stretching the notion and unbalances the story of the place.

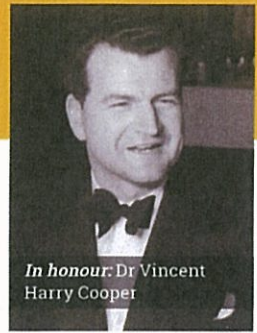
Secondly, the addition of a reference to Dr Vincent Cooper. Cooper owned and resided in the place throughout the 1950s and into the early 60s. On those grounds alone, his omission would be glaring. However, he was also a prominent medical practitioner of his day, a member of the local yacht club (RFBYC) and well-known in the area. I enclose a copy of an article which appeared in the July, 2016 edition of the AMA's journal, *Medicus*, which backgrounds just a little of his life and career. Failure to record his association would unbalance the entry. N.B. I declare an "interest" as I am Dr Cooper's son (and was born and grew up in the house), though it seems to me that the case for his inclusion is strengthened by this resumption of a Cooper family association with the place. Indeed, I am its only second-generation owner.

Please do not hesitate to contact me if you would wish any elaboration of the above. I have applied considerable resources to add to my personal knowledge of the place by undertaking rigorous research over the last 12-15 months, with a view to publishing a modestly scoped but accurate, reliable history in due course.

Yours faithfully

Enc: one (1)

MEMORIAL PRIZE ESTABLISHED IN HONOUR OF PIONEERING DOCTOR



In honour: Dr Vincent Harry Cooper

A PIONEERING GP-OBSTETRICIAN has been honoured with the establishment of a memorial prize from UWA more than 40 years after his death in 1971.

Dr Vincent Harry Cooper immigrated to Australia from the UK in 1950. The following year, he became a member of the AMA (WA) and joined the practice of Drs J. D. Palandri and D. H. Bromfield at 22 St George's Terrace, Perth. The practice, later conducted at 488 Hay Street, developed as the largest general practice in WA, with Dr Cooper succeeding as Senior Partner.

In 1958, Dr Cooper became a Foundation Board Member of the Western Australian Faculty of the newly convened Royal Australian College of General Practitioners, later serving as Vice Chairman and then Chairman.

In fact, Dr Cooper was one of the first doctors to sit the RACGP examination in 1968; he became a College examiner later that year.

Dr Cooper's son Roderick made an initial gift of \$100,000 to UWA to establish a prize that will be awarded annually to the student who has submitted the most outstanding dissertation in completing the University's flagship Degree, the Bachelor of Philosophy with First Class Honours.

"It's very gratifying to have my father's contribution to medicine recognised by the establishment of this most prestigious prize," said Roderick Cooper.

"I'm particularly grateful for the indispensable role played by Emeritus Professor John Martin in helping to bring it about."

Calum Braham, a UWA Bachelor of Philosophy graduate (School of Mathematics and Statistics) was the inaugural recipient of the Dr Vincent Harry Cooper Memorial Prize for applying a complex network theory to football to uncover the basic secrets behind modern game plans. ■

GREAT EXPECTATIONS FROM NEW HEALTH SERVICES ACT

THE STATE GOVERNMENT is optimistic that the new Health Services Act 2016, which has come into effect from 1 July will mark a new era in healthcare delivery for all West Australians.

The legislation replaces the outdated Hospitals and Health Services Act 1927 and involves establishing boards that are legally responsible and accountable for delivering health services to their communities.

WA Health Minister John Day said the new Act supported the Liberal Government's investment in infrastructure and its focus on providing care as close to home as possible.

"Western Australia's population has grown to more than 2.6 million people – six times the size of the population when the previous Act was passed," Mr Day said.

"Community needs and technology have changed

substantially in this time and the new Act allows for a dedicated focus on local health needs across the State, whether in the country, or rapidly growing communities such as the eastern metropolitan corridor."

The Minister said a key feature of the 2016 Act was the clear roles, responsibilities and accountabilities it set for all levels of the system.

"The Department of Health, led by the Director General, will act as the system manager and is responsible for the overall management, performance and strategic direction of WA Health, while five new Health Service Boards will oversee health services across the State," he said.

The five boards cover the North, South and East metropolitan health services, the WA Country Health Service and the Child and Adolescent Health Service. ■

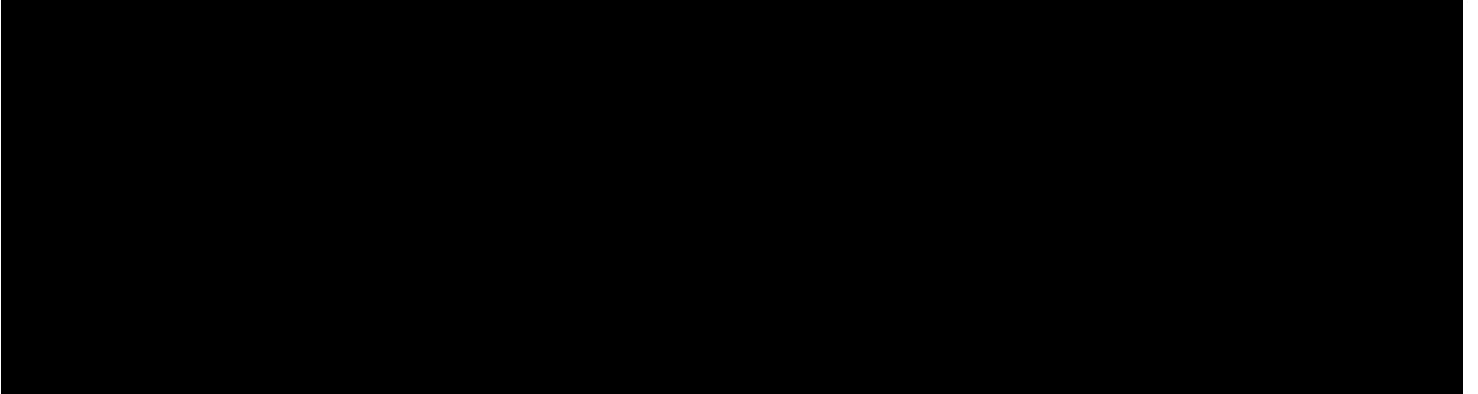
Chief Executives of the new Health Services

- **Jeffrey Moffet**, WA Country Health Service (WACHS)
- **Wayne Salvage**, North Metropolitan Health Service (NMHS)
- **Dr Robyn Lawrence**, South Metropolitan Health Service (SMHS)
- **Professor Frank Daly**, Child and Adolescent Health Service (CAHS)
- **Liz MacLeod**, East Metropolitan Health Service (EMHS)

R18/00896.

Josh Caracciolo

From: [REDACTED]
Sent: Friday, 11 May 2018 2:32 PM
To: Norma Black
Subject: 38 LEAKE STREET PEPPERMINT GROVE



Shire of Peppermint Grove
Att: Ross Montgomery
by email: admin@peppermintgrove.wa.gov.au

Dear Sir

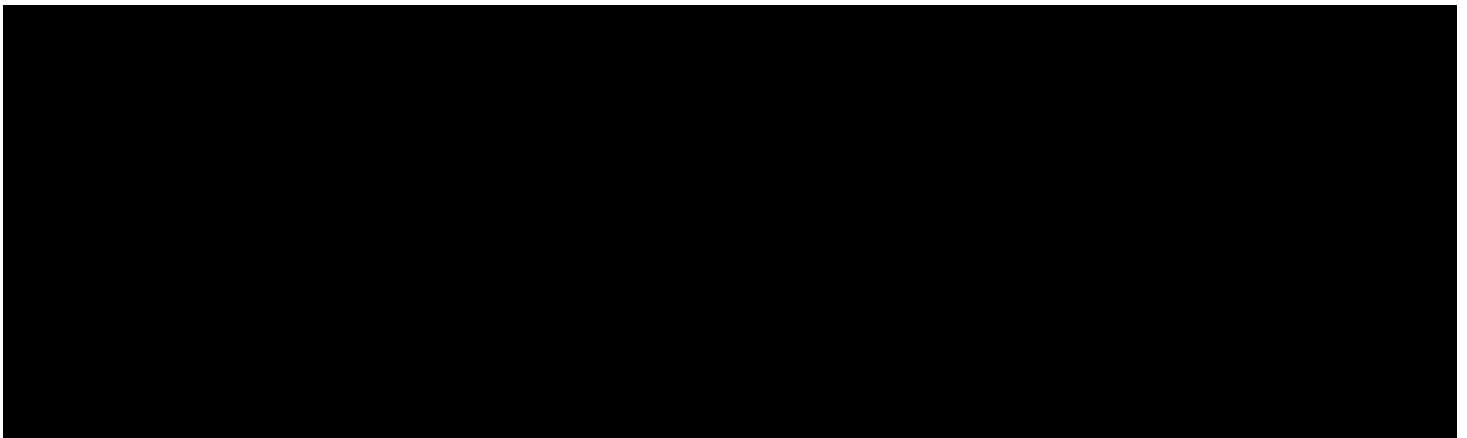
38 LEAKE STREET PEPPERMINT GROVE (the Place)

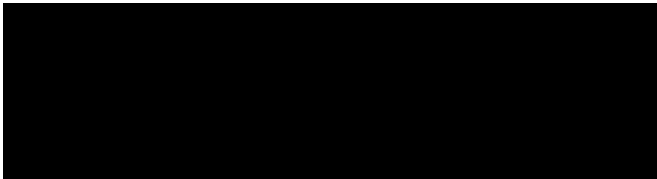
We advise that we act on behalf of the owner of the Place. Our client has provided us with a copy of our letter of 10 April 2018 as to the proposed entry of the Place on the Shire's Heritage List.

Our client will agree to only the primary residence situated on the Place being placed on the Heritage List.

Our client does not agree and will not agree to the grounds or any outbuildings of the Place being placed on the Heritage List.

Please confirm.





Shire of Peppermint Grove

Mr Ross Montgomery
Manager Development Services
Shire of Peppermint Grove
1 Leake Street
PEPPERMINT GROVE WA 6011

Doc No: _____ File Ref: _____
Rcvd: - 2 MAY 2018 Rcvd By: MDS
Comments: _____

Dear Ross

Re: Notice of Proposed Entry of 54 Leake Street in the Shire’s Heritage List

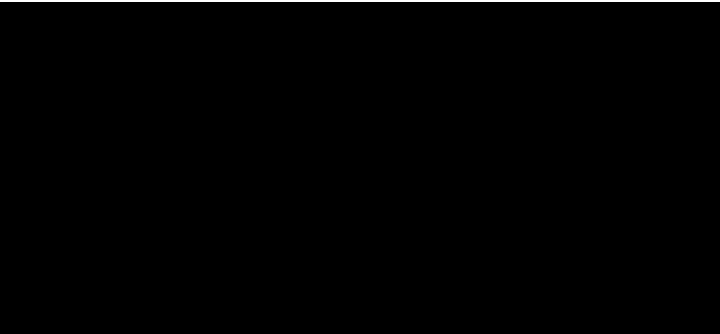
Further to our telephone conversation of 27 April 2018, you advised that it is not currently the Shire’s intention to update the data sheet attached to the Notice dated 10 April 2018. As the data sheet is inaccurate, we would like to have on record the following information about No 54 Leake Street:

Aesthetic - The design of the house does not ‘repeat that of No 50’ as the house at No 50 has been demolished.

Technical – No 54 does not ‘retain a high level of integrity’. Five of the front rooms closest to the street and the entrance passageway form the original house, in terms of the positions of walls, the floorboards, the windows and leadlight glass in the front door. The ceilings, ceiling roses, skirting boards, doors and fire surrounds have all been replaced and remodelled with reproduction materials and some rooms put to alternative use e.g. bathroom.

We acknowledge that the streetscape is important, and in that respect No 54 is largely intact. However, the rear half of the current house comprises an extension approximately 15 years old. We wish to bring the above to the Shire’s attention as the Notice indicates that ‘the whole of the land’ is on the Shire’s Heritage List.

As further comment, we believe our property would be no different from many other ‘old’ Peppermint Grove homes in that it has been remodelled and extended with modern amenities and reproduction materials. It may be prudent for the Shire’s credibility to ensure the information in data sheets is correct prior to determining whether a property should be included on the Shire’s Heritage List. As there are long term implications for property owners, particularly with respect to category 1, we would suggest this should be based on expert evaluation rather than a ‘drive past’ noting a few visible features.



Josh Caracciolo

From: [REDACTED]
Sent: Monday, 16 April 2018 5:00 PM
To: Norma Black
Cc: ABE TOMOHIKO
Subject: Meeting Request - 57 Leake Street, Japanese Consulate

Dear Madam/Sir,

Please forward this email to Mr Montgomery.

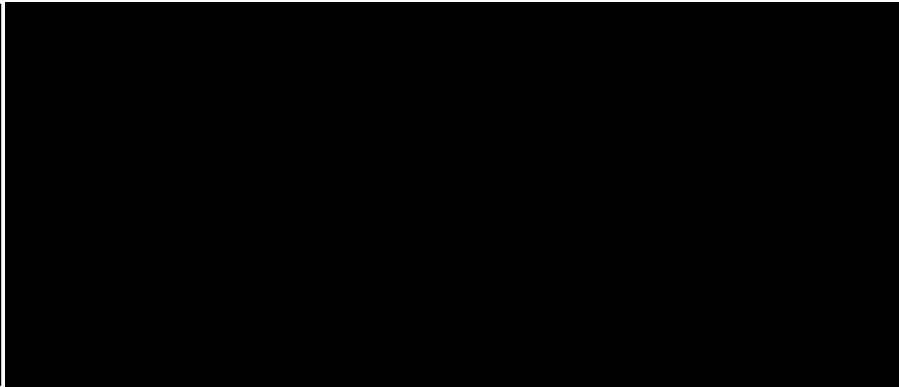
Dear Mr Ross Montgomery,

My name is [REDACTED] and I am from Consulate-General of Japan in Perth.

On behalf of the Consulate-General of Japan in Perth, 57 Leake Street, I would like to respectfully request a meeting with you to talk about Proposed Entry to the Heritage List for our residence. Our manager in charge of the building management also is also planning to visit and introduce himself in this opportunity.

I would be grateful if you could let me know a date and time that would be the most convenient for you to conduct the meeting.

I would greatly appreciate your consideration of this request.





LP1388.

24 April 2018

Mr John Merrick
The Chief Executive Officer
Shire of Peppermint Grove
PO Box 221
Cottesloe WA 6911

Dear Mr Merrick,

Re: Proposal to move 58A Leake Street from Heritage Category 1 to Heritage Category 2

We write in response to your letter dated 10 April 2018 which proposes to elevate 58A Leake Street from its existing Category 2 heritage status to Category 1. Below is our understanding of the chronology of events with respect to 58A Leake Street and heritage to date:

- Despite the Heritage Act being in place since 1990, 58A Leake Street was not on any heritage register until 2015;
- Council Minutes from 25 August 2015 identify that Ms Aris, a heritage specialist, asked council to consider her view that, due to the extent of alterations and additions, No.58A Leake Street Peppermint Grove, should not warrant entry to the Shire of Peppermint Grove Municipal Inventory;
- At a September 2015 Shire of Peppermint Grove council meeting the Shire President requested a motion to rescind Decision 786 to include the building site of 58A Leake Street as a Category 1 place on the Shire of Peppermint Grove Municipal Inventory;
- At this same September 2015 council meeting a decision was made to include the building as a Category 2 place on the Shire of Peppermint Grove Municipal Inventory, which status has remained until today; and
- in 2017 the Shire of Peppermint Grove amended Category 2 such that demolition of Category 2 buildings is no longer automatic as it had been prior, therefore adding

significant protection to Category 2 buildings, without the need to move them to Category 1 in order to achieve this protection.

Your letter states that 58A Leake Street should be elevated to Category 1 due to its 'cultural' heritage significance and is therefore worthy of built heritage conservation. We can't understand why a building that was not supported as Category 1 in 2015 is being again considered for Category 1 when it has been further renovated and had its authenticity further reduced since that time. Below we note certain items with respect to the report provided under the same headings.

Style and Elements

- The report refers to the house as being inter-war 'Mediterranean' (this is the first of three 'Statements of Significance'). There is no piece of literature that explains the home as 'Mediterranean'. It is instead referred to as 'a modernized version of the Georgian style'.
- The report states that the entrance portico is original - The entrance portico has had a modern semi-circular combing added in 1989 and the paving was amended to terracotta in 1989 and then Travertine in 2017;
- The report states that the entrance hall is original – The entrance hall was originally carpeted, had the floor bleached in the 1990's and then had the floor stained a dark walnut colour in 2016. The entrance hall used to have doors leading into the dining room but this opening was bricked-up in 2016, dramatically altering the authenticity and feel of this space. Further, the front doors used to comprise four glass doors, however, this was changed to two solid doors from a different era in 1989. Therefore the entrance hall is not authentic.
- The report states that there is a basket weave brick motif lunette. This was rendered over in 2016, reducing the authenticity of the building.
- The report neglects to note that the bay window at the front of the home is an out-of-character and different period major modification which saw the removal of a rectangular single car garage with balcony above, which used to protrude forward from the front of the house, with a driveway from it to Leake Street. This same major modification saw full height doors to the bedroom above removed and replaced with windows, further reducing authenticity of the house façade.

Modifications

- The report states that there was a garage built to the rear in 1966. While this may be true, it was removed in 1989 and a new garage was built there in 1998, being built at the same time as the Pool House.
- The report neglects to note other major modifications to the home, which include but are not limited to:
 - As detailed prior in this letter, the home originally having a rectangular garage which protruded forward from the face of the house with a balcony above. This was demolished and replaced with a bay window in 1989 which is out-of-character with the house style and takes-away from inter-war style and authenticity to which the report refers. This old garage is now a study. This alteration originally had a tiled roof but had a copper roof installed in 2016, again not in the inter-war style. As identified earlier in this letter, the full height doors to the bedroom above were replaced with a window at the same time, further taking away from the inter-war style and authenticity.
 - The home originally had a driveway in front of the now removed garage which provided access to Leake Street. This was also the only pedestrian access to Leake Street (a low brick wall used to run from the old driveway all the way to the eastern lot boundary). Therefore this section of the front garden has been dramatically reconfigured and is not authentic.
 - As identified earlier in this letter, the entrance portico has had a modern semi-circular combing added in 1989, hence is not authentic.
 - Window sills were re-bricked in 1989 and rendered in 2016, hence are not authentic.
 - The laundry to the west of the building was extended west in 1989, hence is not authentic.
 - The roof was altered to include a dormer window for the attic alteration and roofline alteration to include a tin flat top, all in 1989. The roof is therefore not authentic.

Setting

The report states that the house is set back from the street, which it is, but only by the minimum nine meters permitted. All elements described in this section of the report are additions, with not one original feature mentioned. Originally the only access to Leake Street was the driveway from the old garage (now study) and there was an old painted

concrete path linking the front portico to the driveway with pedestrian access to Leake Street via the driveway, being dramatically different to the current status. Early photos of the house are attached to this letter for your information. Further, the report states that the front path is terracotta (a 1989 installation), but the path was changed to travertine in 2017. These post inter-war additions don't represent the inter-war period upon which it is proposed to elevate the building to Category 1 and instead detract from it.

Assessments, Historical

The report states that the building is representative of inter-war development of Peppermint Grove (this is the last of three 'Statements of Significance'), however, for all the reasons outlined in this letter, we don't accept this to be a truthful statement and believe it to be insulting to other Category 1 buildings. Further, our understanding is that subdivision in Peppermint Grove was limited in the inter-war era and only really grew in popularity decades later predominantly by way of battle-axe subdivisions, hence we do not agree that the house is 'representative of a time when larger blocks were periodically subdivided and a form of consolidation commenced in the suburb.' Further, typical Peppermint Grove lots are too thin to subdivide into street-front lots, hence it was only corner lots that could be subdivided into street-front lots like 58A Leake Street.

The report states that the building is representative of the scale of large housing construction in Peppermint Grove relative to the inter-war era (this is the second of three 'Statements of Significance'), however, the building was small when constructed and even with extensive additions, it remains small relative to neighboring properties. Further, for reasons outlined earlier in this letter, the home has lost a great deal of its original features.

Assessments, Authentic

The report states that notwithstanding later alterations, the building is a fine example of the inter-war style, with some important authentic internal spaces. We disagree with this statement based on everything outlined in this letter and specifically note that all internal spaces have had major modification since the inter-war period. In any event, internal spaces are not open for the public to view and therefore we don't understand why this is relevant.

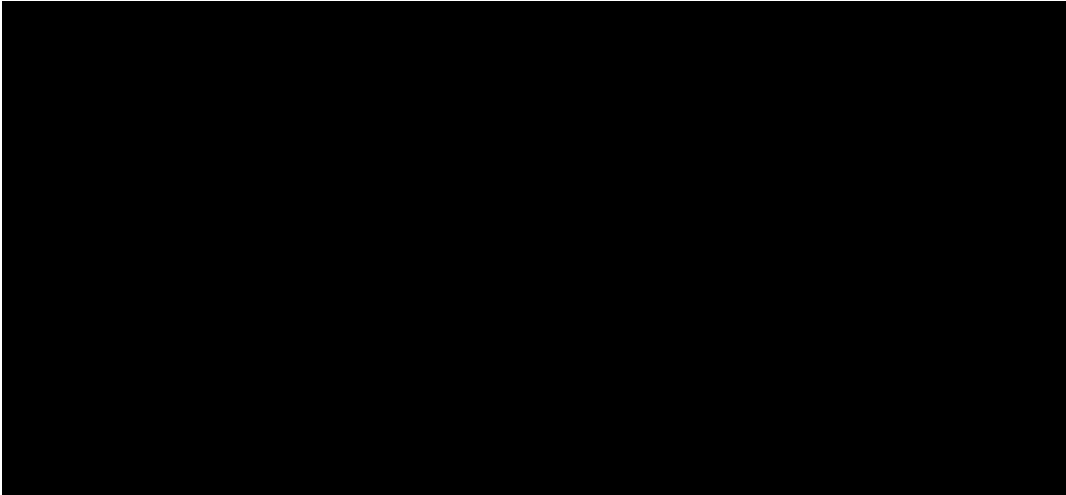
We believe that the house is of good architecture, albeit, it is a mix of different periods of architecture and is by no means representative of the inter-war style, nor are we aware of

[REDACTED]

the building ever being referred to as 'Mediterranean' (again, this is first of three Statements of Significance), with the later additions and changes to the building and its grounds adding significantly to its current appeal. Further, the building's attractiveness should have no sway on whether a building is worthy of becoming a Category 1 heritage listed building.

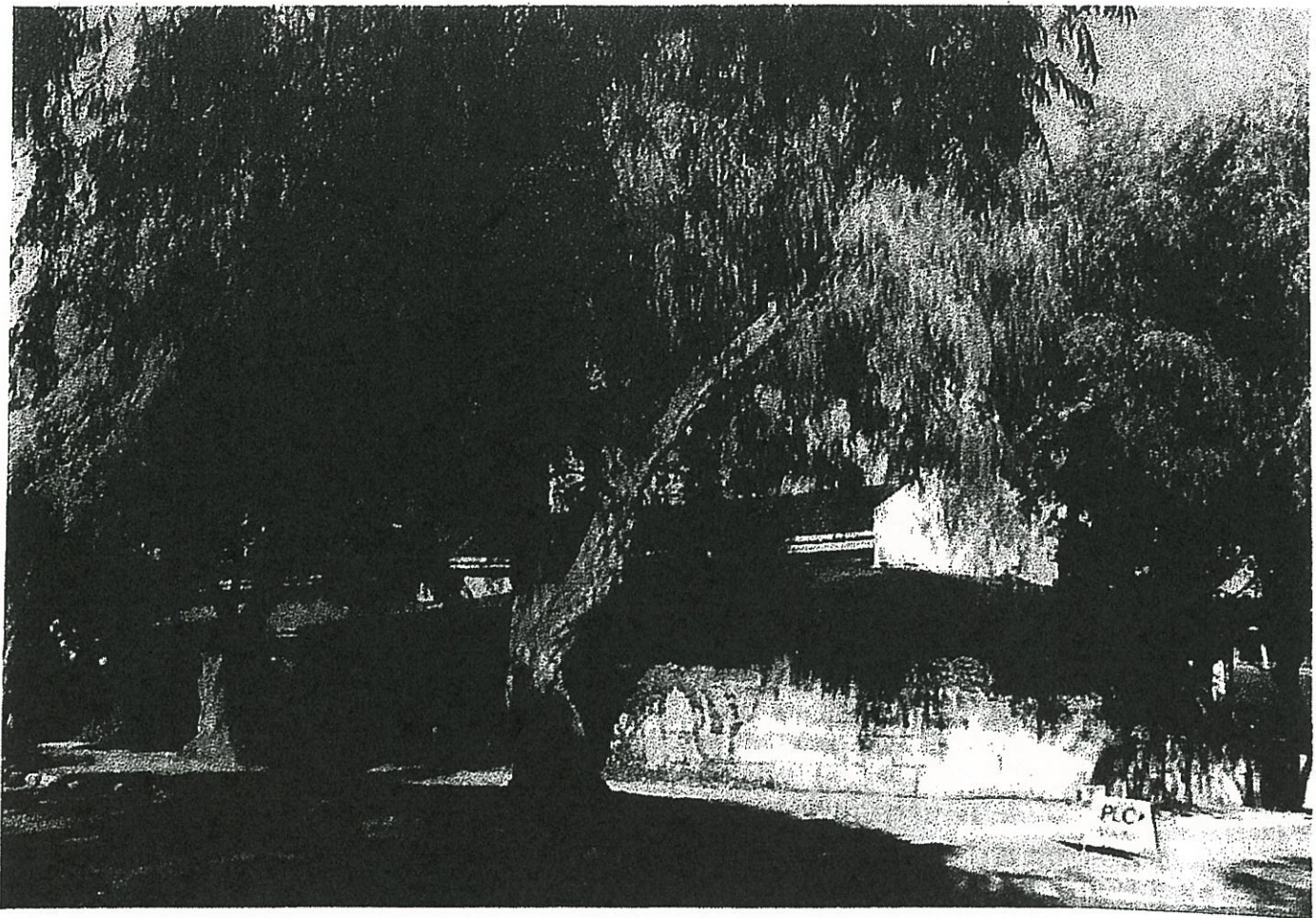
For all the reasons outlined in this letter, we trust you will reassess your proposal and simply retain the building as a Category 2 listing and not pursue its elevation to Category 1.

We have every intention to retain the home and wish to continue to improve the home by adding to both its attractiveness and functionality.



Photos of 58A Leake Street – different era's due to different house names





NAME	Part Presbyterian Ladies College
ADDRESS	
<i>Lot No</i>	1-5
<i>Street No</i>	1 (cnr McNeil Street)
<i>Street</i>	View
MANAGEMENT	Category 2
DESCRIPTION	
<i>Construction Date</i>	c.1900 → Possibly as early as 1895, and very likely by James McBean. See notes.
<i>Construction Materials</i>	Walls: Cottesloe stone Brick, paint and render
<i>Style and Elements</i>	Roof: Tiled roof and galvanised iron verandah
<i>Modifications</i>	Others: Timber and replacement joinery
<i>Setting</i>	Federation Bungalow The original residence has been considerably modified with adaptations and additions Enclosing limestone wall
BACKGROUND	
<i>Original Owner</i>	D C Gawler, Solicitor → James McBean (1892)
<i>Other Owners</i>	→ Presbyterian Ladies College (from 1923)
<i>Original Designer</i>	→ Douglas Gawler (from December 1900),
<i>Original Builder</i>	→ Thomas Duff MLA, then PLC

ASSESSMENTS

Historical

Probably incorrect. Our records reflect "Duff's House" was sold as one lot in 1923. Certainly Thomas Duff MLA was living there until 1922.

Re Douglas Gawler, see notes.

by Thomas Duff MLA in 1923

~~The residence was built by Douglas Gawler, Solicitor, who died shortly after returning from WWI. The property was sold to PLC progressively between 1919 and 1945, with the house being sold c.1925. The place has been an integral part of the development of education in Peppermint Grove since then. Considerable historical significance.~~

Aesthetic

The residence has been greatly compromised by the adaptations and extensions which have occurred.

Technical

The original form of the residence was the typical form of a **pre-Federation** Bungalow, before its adaptations. It retains a low/moderate level of integrity.

Social

Presbyterian Ladies College has become a well-established and highly regarded educational institution and an established part of the Peppermint Grove community. Considerable social significance.

ENVIRONMENTAL

Cultural Group Townscape Area

Part of a cultural group

Rarity Representativeness

The place in its original form was representative of its style

STATEMENT OF SIGNIFICANCE

This former single storey of ^{Cottesloe stone} brick, tile and iron, in the **pre-Federation** Bungalow style, has cultural significance because:

- the place has historical associations with Douglas Gawler and PLC;
- it is part of a cultural group and is part of the PLC Educational campus recognized by the National Trust of Australia (WA).

James McBean,

THEME/S

1.2, 1.4
2.1
3.1
4.1, 4.2

LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
PLC Archives Photographic Collection, including aerial photos
WA Post office Directories (through SLWA)
Electoral rolls (through Ancestry)
PLC Council Minutes
Newspapers recovered from under front verandah in 2011
Douglas George Gawler's biography, through Scotch College Archives

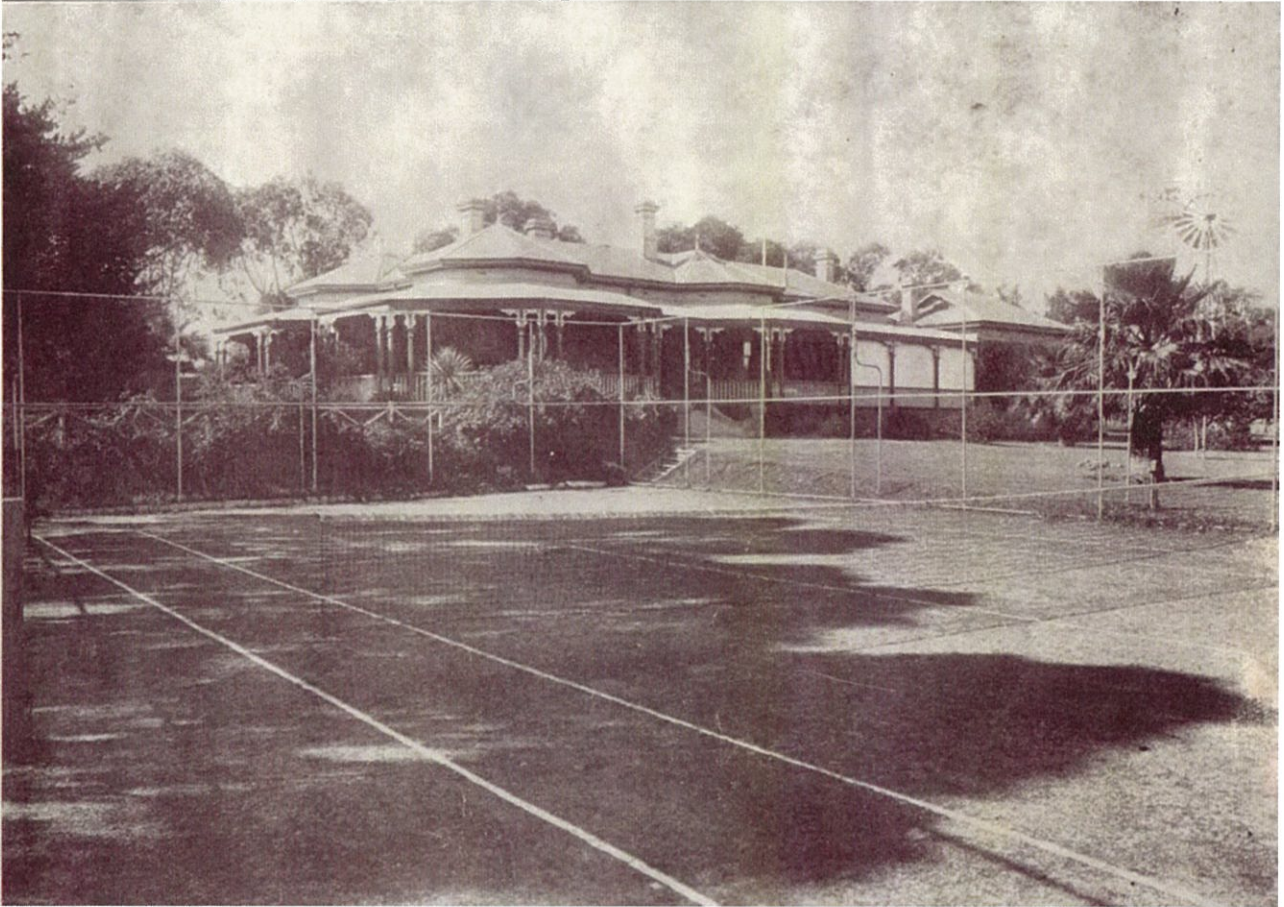
Notes:

I do not believe Douglas Gawler built this property. He may have lived there a little prior, but did not buy it from James McBean until December 1900. His son's biography (available in the Scotch College Archives) states "we moved to Cottesloe and lived in a large stone bungalow house with tennis court and gardens." He comments the house and garden were already well established. If his father had built the house, he would have said so.

Further, in 2011 newspapers from 1897 and 1898 were found under the verandah, indicating it was built earlier than 1900. I believe it was built by James McBean, who bought these three blocks in 1892 and moved to Cottesloe in 1895. Consequently this home may have been built as early as 1895, making it one of the oldest still standing in Peppermint Grove. In 1900 he (sold to Gawler and) built around the corner in Forrest Street. The c1895 timing would fit the more ornate, pre-federation architecture (images of original home below). It would also fit with James McBean's wife delivering a daughter in Cottesloe in 1899, when McBean owned this land, before he moved to Forrest Street.

Finlayson House

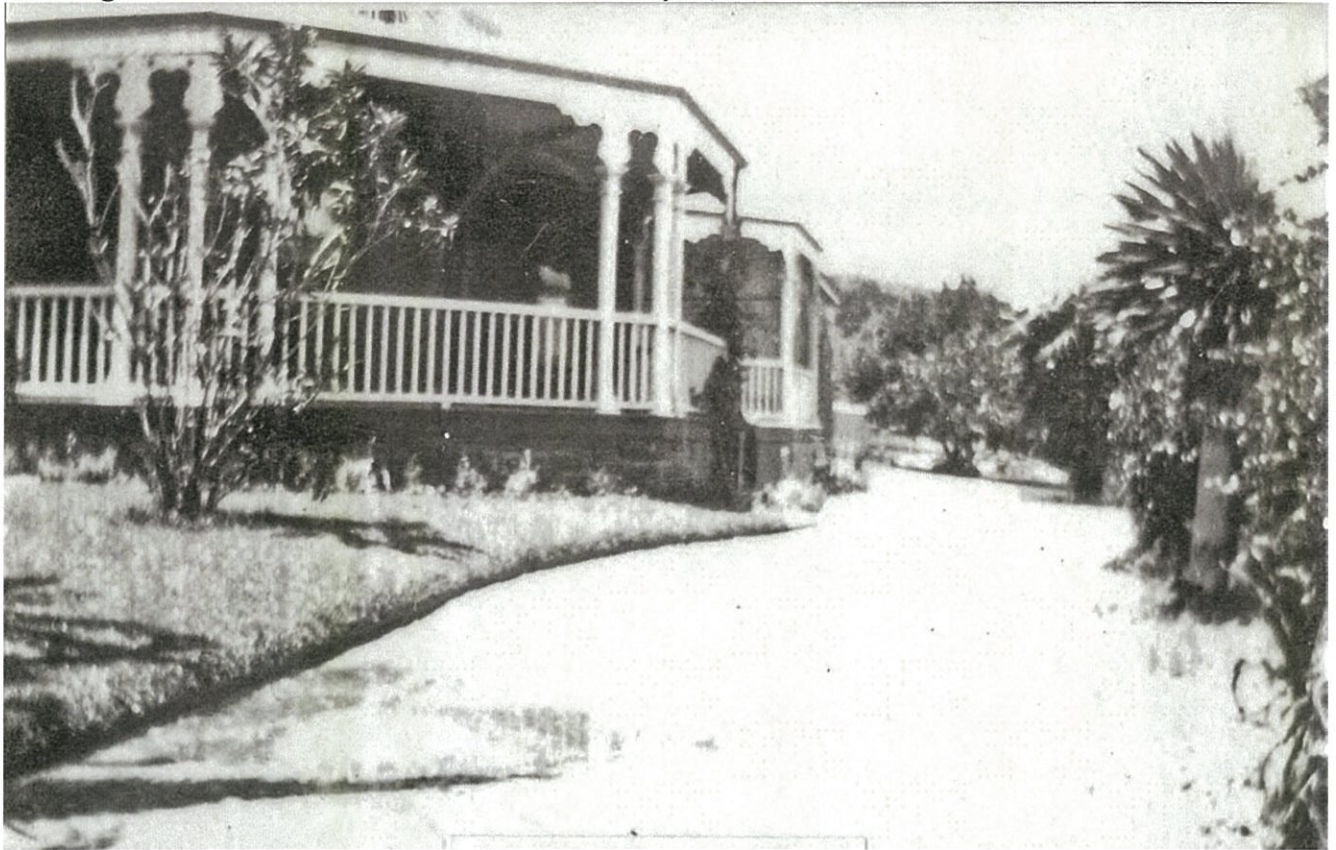
As it looked, originally – unquestionably pre-Federation:



Looking from inside driveway, 1920s. Today this is the pedestrian access to Junior School and Music Centre.



Looking from the View Street end of the driveway, 1920s:



Verandah:

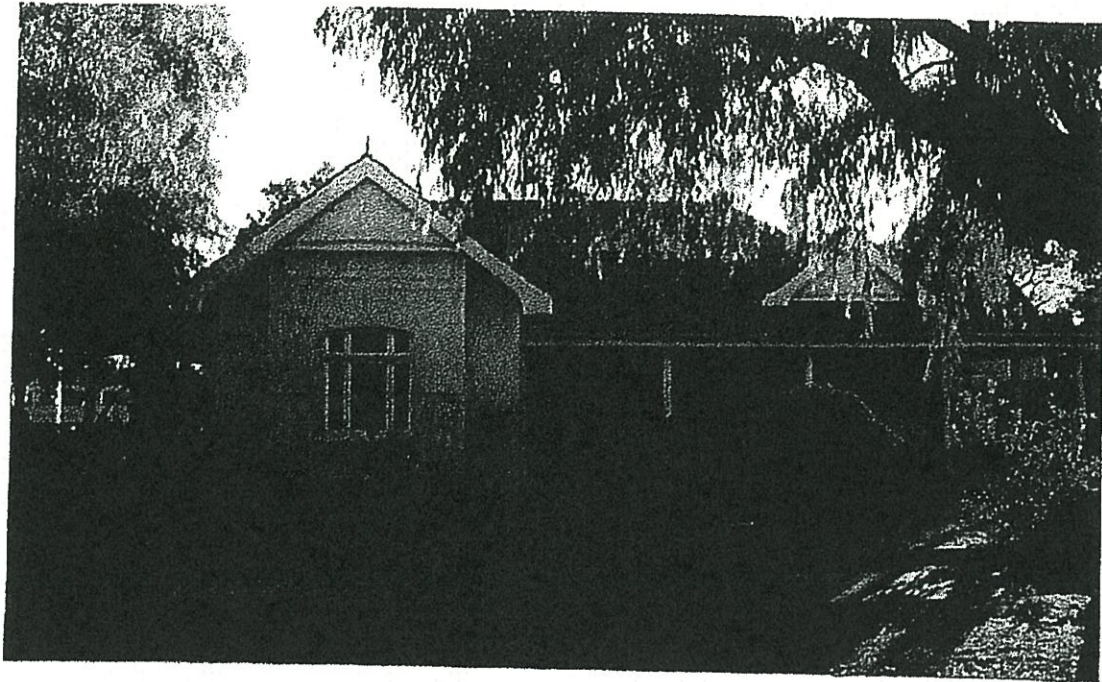


1940, from View Street gates:



1940, from driveway:





NAME	'Scorgie House' Formerly Mileura (pronounced Mile-yura) Presbyterian Ladies College
ADDRESS	
<i>Lot No</i>	24-26
<i>Street No</i>	2
<i>Street</i>	View
MANAGEMENT	Category 2
DESCRIPTION	
<i>Construction Date</i>	c. 1900 → J J Talbot Hobbs designs for this home are dated 7 July 1904.
<i>Construction Materials</i>	Walls: Painted brickwork and timber joinery Roof: Terra cotta tiles Other: Gables set above triglyphs
<i>Style and Elements</i>	Federation Queen Anne
<i>Modifications</i>	Roof appears to have been adapted from separated main and verandah roofs into a bellcast form Hood missing from front window bay
<i>Setting</i>	Former garden converted into extension of PLC campus Open to street, corner setting to McNeil Street
BACKGROUND	
<i>Original Owner</i>	Land and house belonging to Lefroy family , William Gerald Lefroy
<i>Other Owners</i>	Presbyterian Ladies College
<i>Original Designer</i>	J J Talbot Hobbs
<i>Original Builder</i>	J J Talbot Hobbs

ASSESSMENTS
Historical

Ethel Simpson

The residence was built originally for William Lefroy, a wealthy pastoralist and prominent member of the Peppermint Grove community. The house was let ~~between 1915 and 1917~~ to Miss ~~Simson~~ who used the residence as a school for local children. It was sold to Presbyterian Ladies College in April 1917 as part of their move in to Peppermint Grove to provide a Presbyterian education for girls. PLC has since become a well-established private school and serving the Peppermint Grove and wider Perth community, as well as international students. Considerable historical significance.

for 1916
named Queen's School

Aesthetic

The place illustrates the nature of residences which were constructed by wealthy pastoralist in the early days of the suburb. The adaptations to the residence have detracted from the liveliness of the material palette and the sophistication of detailing associated with the Queen Anne style.

Technical

Social

Significant for its educational and social associations. Considerable social significance.

Environmental
Cultural Group
Townscape Precinct

Part of a cultural group

Rarity

Representativeness

The place is representative of the standard of residence constructed by wealthy pastoralists in the early days of the suburb. It is also representative of the standards of early private education facilities in the suburb.

STATEMENT OF SIGNIFICANCE

This single storey former residence, in the Federation Queen Anne style, has cultural significance because:

- it has historical associations with the Lefroy family, Miss ~~Simson~~ and Presbyterian Ladies College
- it demonstrates the changing standards of private educational facilities in the suburb.

Ethel Simpson

THEME/S

1.4
2.1, 2.3
3.1
4.1, 4.2

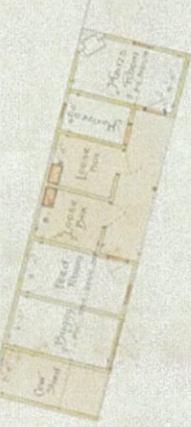
LISTINGS/AWARDS
REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
Trove
1904 plans for Mileura by J J Talbot Hobbs
PLC Archives, Photographic Collection
PLC Council Minutes
Australian electoral records (through Ancestry)
WA Post Office Directories (through SLWA)
Cyclopaedia of Western Australia

Proposed Villa Residence, Mc Neil and View Sts. Collesloe

178659

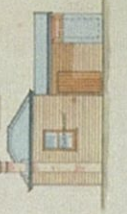
for W.G. Jeffrey Esq.



Scale 8 feet to one inch

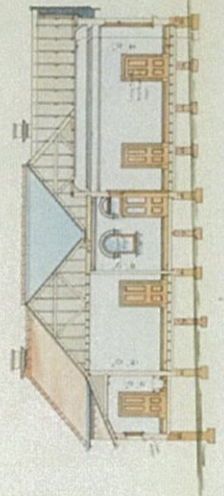


Elevation of Stables



Section

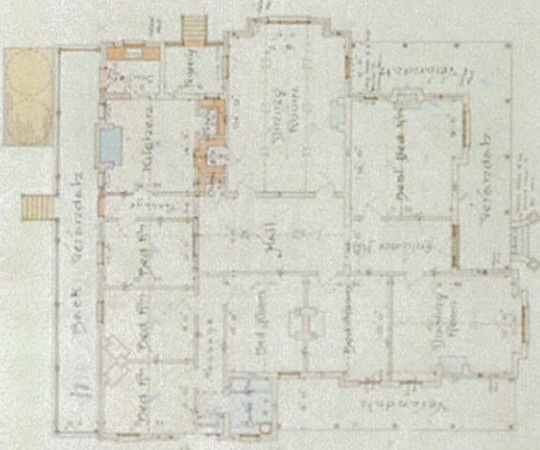
Elevation and Section of Wash House



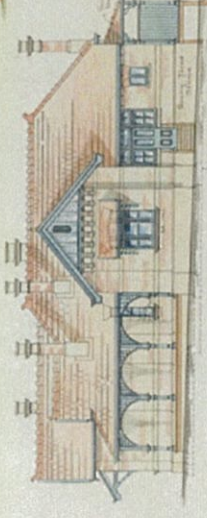
Section on line A-B



Detail of Iron Fence and Gate 1/4" Scale



Plan

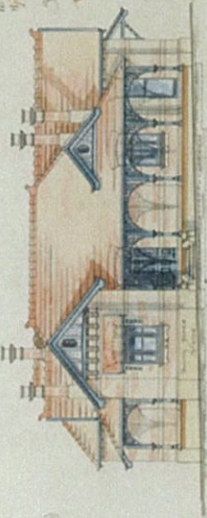


Elevation to Mc Neil St

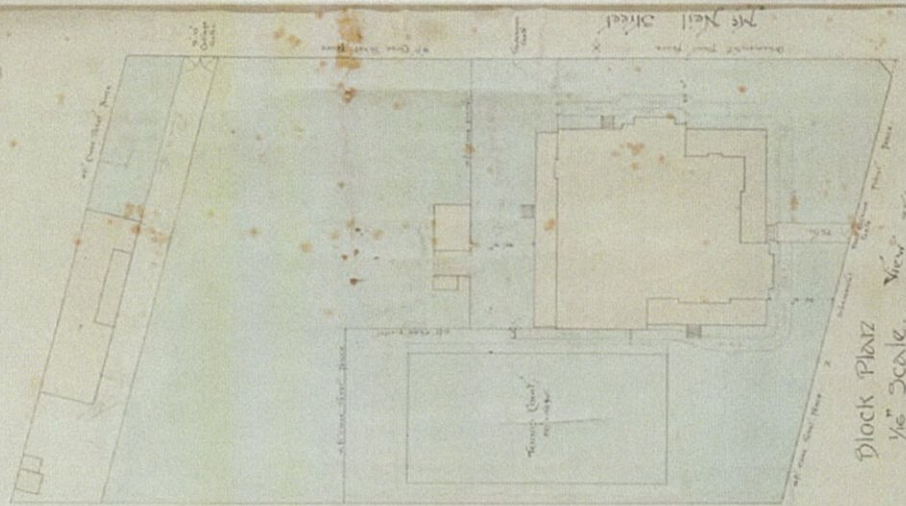


Detail of Tank Shed

Note: This drawing represents a plan of the proposed Villa Residence by Jeffrey Esq. of July 1891.
 J. Talbot Hobbs F.R.A.S.
 Architect
 St. George's Terrace Perth.



Elevation to View St



Block Plan 1/4" Scale.

Scorgie House when it was Mileura, from the Cyclopaedia of Western Australia (1912):

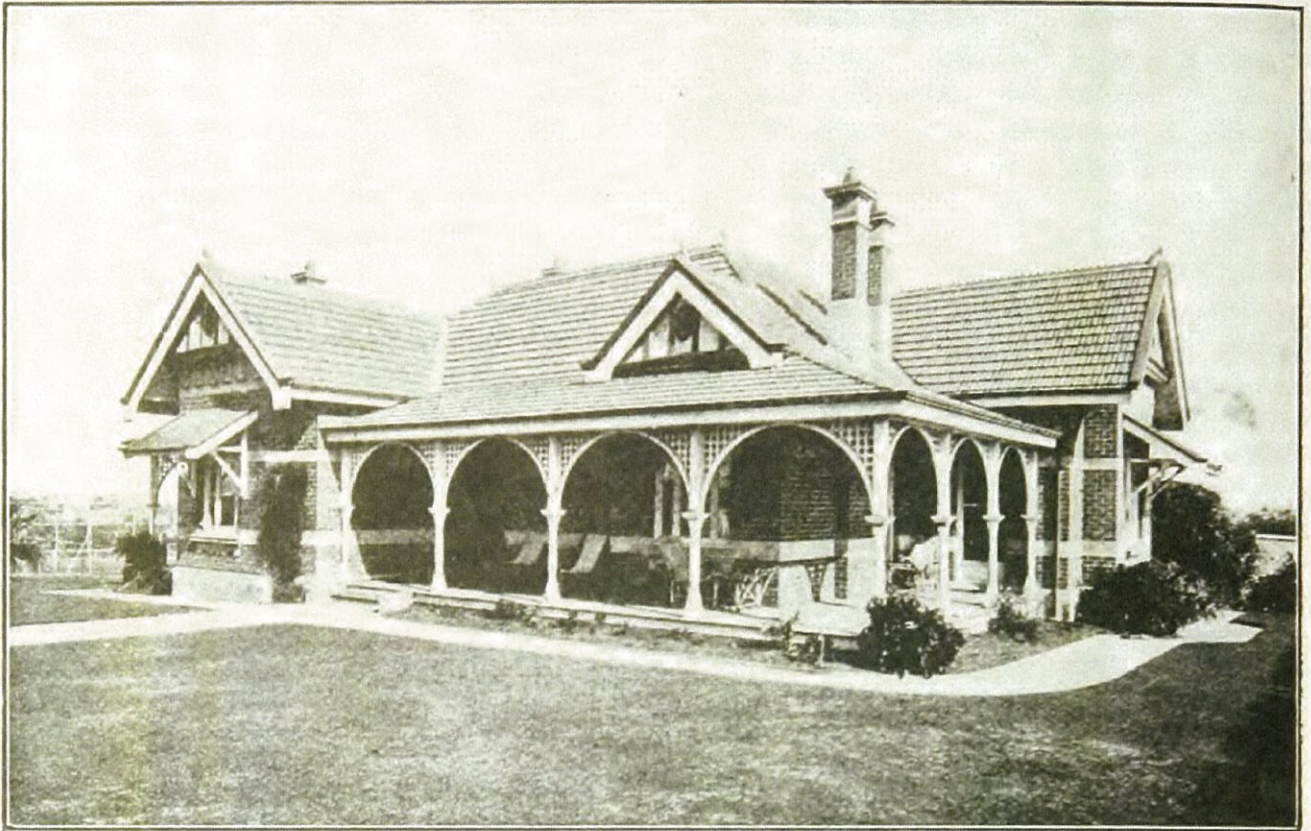


Photo by C. E. Farr. MR. W. G. LEFROY'S RESIDENCE AT PEPPERMINT GROVE.

Scorgie House, 1940s:





NAME: 'Summers House' Formerly Craig Royston and Helena School
Kindergarten
Presbyterian Ladies College

ADDRESS:
Lot No: 27, 28 & 29
Street No: 24
Street: McNeil

MANAGEMENT: Category 2

DESCRIPTION:
Construction Date: ~~1900~~ Named Craig Royston
Construction Materials: Walls: Painted brickwork, render and timber
Roof: Terra cotta tiles
Other: Weatherboard and pressed board infill panels to verandah
Style and Elements: Federation Queen Anne
Modifications: Painted exterior
Conversion from residence to kindergarten
Setting: Within Presbyterian Ladies College campus
Wire fence to playground in front garden

BACKGROUND

Original Owner: Part Forrest holding, original owner-occupant Colonel E.A. Wisdom 1942
Other Owners: From ~~1945~~ – included in Presbyterian Ladies College campus forming part of a number of buildings in both McNeil and View Streets
Original Designer: J J Talbot Hobbs

Original Builder:

ASSESSMENTS

Historical

Incorrect. Evan Alexander Wisdom was still in residence at Craig Royston until he left for WWI in 1915. His wife, Agnes, remained in residence until early 1917.

Craig Royston was then rented from 1917-1920 by merchant Thomas Ockerby, of Ockerby & Co. He was Mayor of Cottesloe 1916-1918.

This holding belonged originally to Sir J Forrest. The first owner-occupant was ~~Colonel~~ ^{Brigadier} Wisdom, an early resident of Peppermint Grove and active in the community. ~~It was rented between 1905-10 to Robert Bunning, brother of Arthur Bunning who owned a residence across the road at 25 McNeil Street.~~ ^{Jessie} The house was used between 1935-45 by Miss Jones as a school for local children. It was subsequently sold to Presbyterian Ladies College who continued to use the building for educational purposes. ¹⁹²¹⁻¹⁹⁴¹ Considerable historical significance. ^{in early 1942}

Aesthetic

The original Queen Anne style has been lost in the modifications required to convert the residence into a kindergarten and pre-primary/early primary school facility.

Technical

^{The verandahs were enclosed in 1951.}

Social

Significant to the community for its association with notable persons in the community and educational delivery to young people in the district. Considerable social significance.

Additions to SIGNIFICANCE

Brigadier Evan Alexander Wisdom CB, CMG, DSO was born in 1869 in Inverness, Scotland, where he served in the militia. He came to WA as a young man in the early 1890s and invested in mining ventures and a goldfields hotel before returning to Scotland in 1894 where he married Agnes Bell Jackson. They soon returned to Perth and Evan joined the militia here and became a career soldier.

Environmental

Cultural Group

Townscape Area

Rarity

Representativeness

Part of the grouping of cultural heritage places within the Presbyterian Ladies College campus.

Summers House follows a pattern established in Peppermint Grove by enterprising ladies commencing schools in residences adapted for educational purposes.

STATEMENT OF SIGNIFICANCE

This two storey brick, render and timber former residence, now Presbyterian Ladies College's Summers House, in a modified Federation Queen Anne style, has cultural significance because:

- it has important associations with Sir John Forrest and Colonel Wisdom before conversion to a school by Miss Jones, and subsequently becoming part of Presbyterian Ladies College;
- Summers House demonstrates the conversion of a substantial residence into an educational facility and forms part of the group of cultural heritage places within the PLC campus.

^{Additional significance due to being designed by J J Talbot Hobbs.}

Considerable significance because of its association with Brigadier Evan Alexander Wisdom CB, CMG, DSO, one of Australia's most highly decorated soldiers. He was Mayor of Cottesloe (1908-1913) and MLA for Claremont (1911-1914). On the outbreak of war he was assigned command of the training camp at Karrakatta before being appointed to the AIF as a Brigade Major in 1915. He fought in Gallipoli and on the Western Front and was mentioned in despatches an incredible six times.

He returned in 1919 and in 1921 was appointed Administrator of the Territory of New Guinea, in command of the Australian Naval and Military Expeditionary Force and its Governor from 1921-1933, based at Rabaul. Widowed in 1931 he returned to Australia before WWII and died in South Yarra, Victoria, in 1946.

THEME/S:

- 1.4
- 2.1, 2.3
- 3.1
- 4.1, 4.2

He retained ownership of Craig Royston until he sold it to PLC in early 1942.

LISTINGS/AWARDS:

National Trust of Australia (WA) Classified List: as part of the PLC campus.

REFERENCES:

- R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
- Evans Sisters, *Place Record Files*
- plus...

- WA Post Office Directories (through SLWA)
- Australian electoral rolls (through Ancestry)
- Helena College Archives
- PLC Archives
- WWI service record of E A Wisdom (through NAA)
- PLC Council Minutes

Craig Royston, Helena School, Summers House, built in 1900 for Brigadier Evan Wisdom by J J Talbot Hobbs.

Evan Alexander Wisdom, courtesy Australian War Memorial:



As Craig Royston looked as a private home (1900-1921):

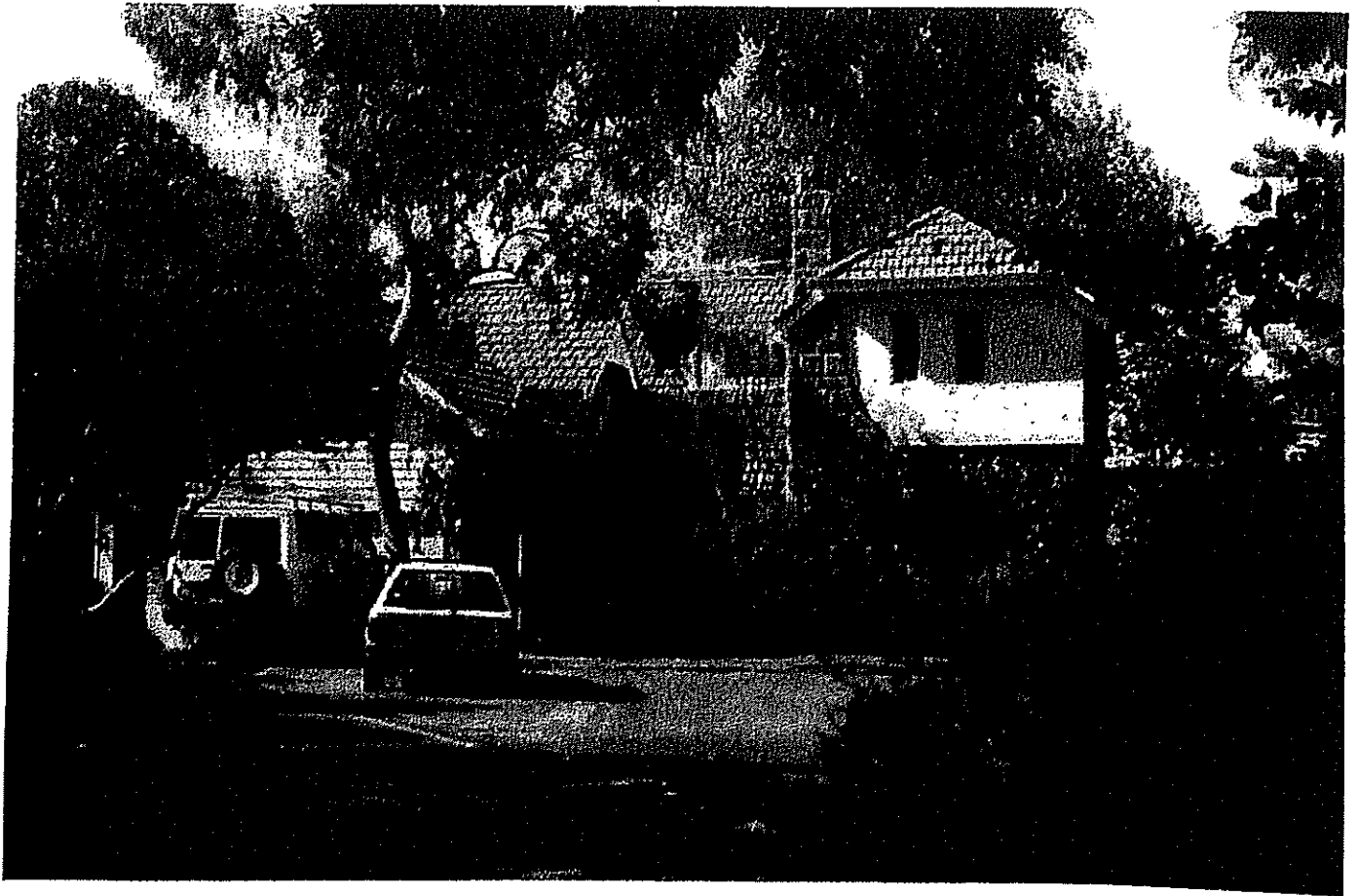


Grounds:



Helena School, 1941:





NAME
ADDRESS
Lot No 35
Street No 3A
Street View

MANAGEMENT Category I
DESCRIPTION
Construction Date c.1905 & c.1940 (Converted in 1939)
Construction Materials Walls: Painted brickwork, weatherboard, rusticated stone, timber joinery
Roof: Terra cotta tiles
Other: Dormers
Style and Elements InterWar Mediterranean/Arts & Crafts. The conversion recycled much of the original fabric including the original stable door.
Modifications Site subdivided from Unalla
Conversion of original stables into a residence
Setting Picket fence to garden

BACKGROUND
Original Owner Ben Morton (1900), H. Rischbeith (1905)
Other Owners B M Rischbeith (1910), William Howel Evans (1940), Presbyterian Ladies College (1992)
Original Designer Possibly Charles Oldham, Marshall Clifton converted stables into a house for Evans, Bessie Rischbeith's nephew
Original Builder

ASSESSMENTS

Historical	The place was built on one of the early subdivisions from the large estates or 'superblocks' of Peppermint Grove. William Evans was Bessie Rischbeith's nephew and a member of the longstanding Peppermint Grove Evans family. Marshall Clifton, who designed the conversion of the former 'Unalla stables' into a residence, was a prominent Peppermint Grove artist and architect and has since become one of Western Australia's noted architects. Exceptional historical significance.
Aesthetic	A notable amalgam of markedly different styles, using contrasting material palettes. A picturesque essay, informally composed, contrasting broad masses with details which give emphasis to the large sheltered entry. The design requires brilliant sunshine for its best effects.
Technical	This place is not listed in Marshall Clifton, Architect & Artist, but is a work of his "Spanish" period, a phase of his work which is highly regarded for its innovation and technical competence.
Social	Marks the start of an important phase in the physical development of the post war suburb and a further phase in the social development of the suburb. Considerable social significance.
Environmental	
Cultural Group	Part of a group
Townscape Area	Part of an area
Rarity	The style of the house is unique within the suburb being a skilled amalgam of Mediterranean and Arts & Crafts influences
Representativeness	This place represents the start of infill development within the suburb, with the subdivision of the grounds of an early mansion and the conversion of its stables into a notable residence.

STATEMENT OF SIGNIFICANCE This two storey residence and former stables, located on a subdivision from the Rischbeith mansion 'Unalla', has exceptional cultural significance because:

- it has historical associations with the Rischbeith's, William Evans and Marshall Clifton;
- it is a unique and notable work of Marshall Clifton;
- it represents the start of a new physical phase in the development of the suburb and another phase in the social development of the suburb.

THEME/S
1.1, 1.2, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

LISTINGS/AWARDS
REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
B Chapman & D Richards *Marshall Clifton, Architect & Artist*



NAME	Carmichael Hall (now known as Heather Barr Memorial Chapel) Presbyterian Ladies College	
ADDRESS		
<i>Lot No</i>	20-27	
<i>Street No</i>	2-6	
<i>Street</i>	View	within Carmichael Hall
MANAGEMENT	Category 1	
DESCRIPTION		
<i>Construction Date</i>	Existing building c.1955	Built 1954 and early 1955. Opened 1955.
<i>Construction Materials</i>	Walls: Stone facework to street, steel window framing, brick to side facades and basement	
	Roof: Metal deck	
<i>Style and Elements</i>	Post WWII Free Classical	
<i>Modifications</i>	Demolition and replacement of original building. Converted to chapel in mid 90's by Tony Ednie-Brown of the Buchan Group of Architects	Incorrect. There was no demolition as there was no original building.
<i>Setting</i>	Formal open approach to the street.	
BACKGROUND		
<i>Original & Other Owners:</i>	Original building: Marion Lodge Existing Building: Presbyterian Ladies College	Incorrect. This block was part of the original Lefroy property, Mileura (now Scorgie House). It was a tennis court.
<i>Original Designer:</i>	Oldham, Boas & Ednie-Brown	
<i>Original Builder:</i>		

ASSESSMENTS

Historical

Incorrect. This text refers to the small block to the immediate south, where the south wing of the View Street Senior School now stands.

~~Marion Lodge, c.1909, opened a school for girls on this site, the fifth school for girls to open in Peppermint Grove since 1897. The school was built for Mrs Lodge by her father, Peppermint Grove stalwart Frederick Miller. Boarders for the school came to Mrs Lodge's own home 'Chopstowe' in View Street. In 1917/18 the school was sold to the Diocesan Council of the Church of England who named the building 'All Saints', using the building to hold Sunday services and Sunday school (it became part of the parish of St Lukes). In c.1955 the Church of England moved the building to Willagee and sold the land to Presbyterian Ladies College who once again used the site for educational purposes, erecting Carmichael Hall. Considerable historical significance.~~

Melville, not Willagee

Addition to STATEMENT OF SIGNIFICANCE:

Carmichael Hall is associated with Donald John Carmichael, Chairman of the Perth Stock Exchange and founder of D J Carmichael, stockbrokers, still in existence today.

Aesthetic

The style of the hall is consistent with the contemporary modernist examples of civic and ecclesiastical buildings being constructed in Britain and Europe and publicised by leading architectural journals of the time. The simple form of the hall is given dignity by its proportions, choice of materials and the restrained, formal manner in which it addresses View Street.

Donald Carmichael was one of PLC's Founders and served as its inaugural Treasurer from 1915 and as both Treasurer and Chair of PLC Council from 1918 until his retirement in 1934. He died in 1941 leaving almost his entire estate (of £55,000, almost \$4m today) to PLC.

Technical

One of the first postwar private school halls to be constructed in Perth and which established a benchmark at the time of its development. Now converted to a Chapel, Retains a high level of integrity.

in 1994

Social

PLC has since 1915 become a well-established, private educational institution which has served many of the residents of Peppermint Grove. Considerable social significance.

Environmental Cultural Group Townscape Area

Part of a group

Rarity

Assembly halls are comparatively rare building types, which in later decades have tended to be superseded by performance spaces.

Representativeness

Carmichael Hall was the school's major assembly and performance space and now function as the College Chapel.

STATEMENT OF SIGNIFICANCE

Carmichael Hall, the College Chapel and former assembly building of Presbyterian Ladies College, has cultural significance because: the site has historical associations with ~~Mrs Marion Lodge, Fred Miller, Chopstowe, All Saints and Presbyterian Ladies College;~~

Incorrect. It has no association with Mrs Marion Lodge, her small private school, her father Fred Miller, Chopstowe, or All Saints.

- it was a notable example of modernist free classical style at the time of its construction; it is the facility for interaction between PLC and the wider community.

THEME/S

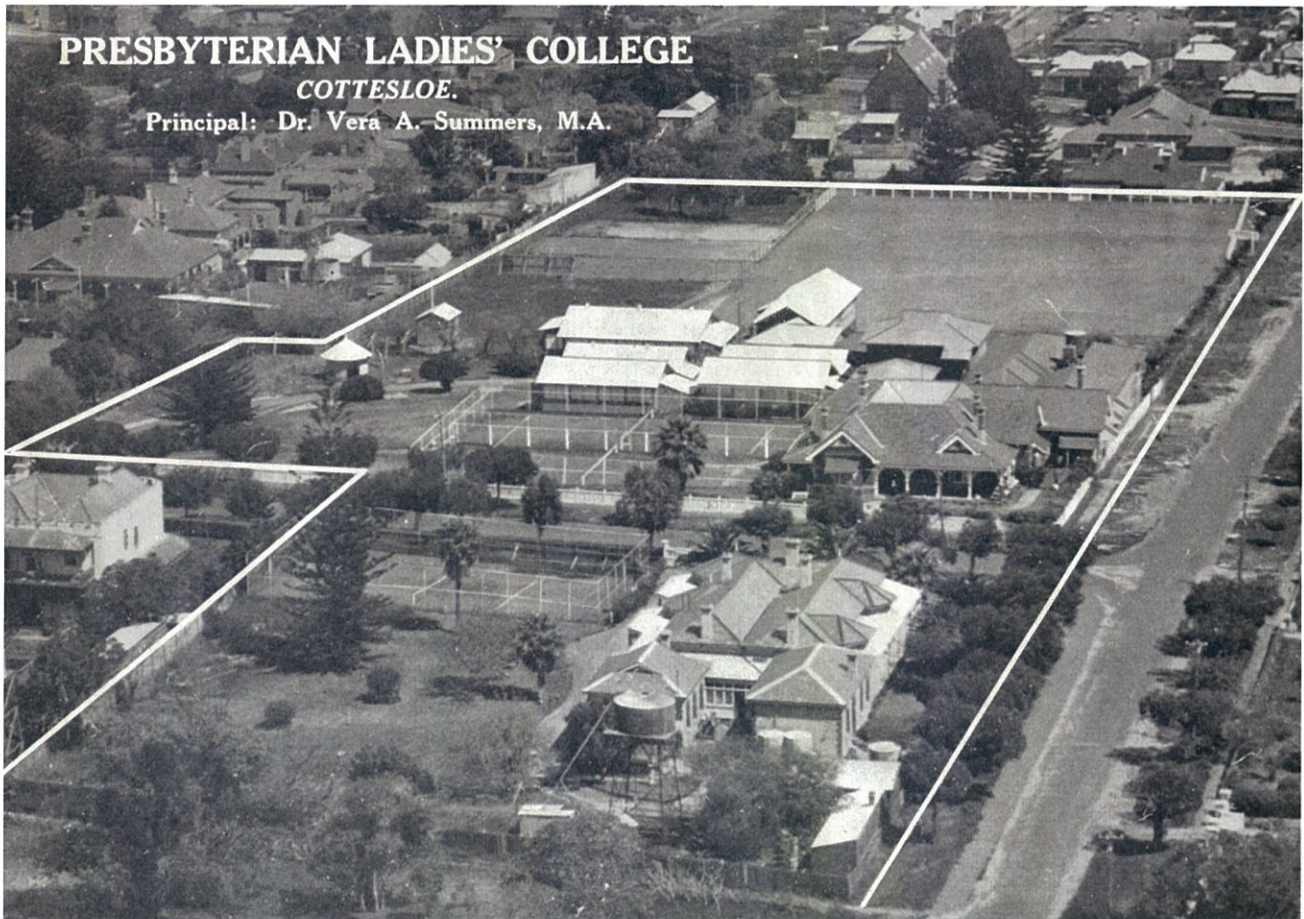
1.2, 1.3, 2.1, 2.2, 2.3
3.1, 3.3, 4.1, 4.2

LISTINGS/AWARDS REFERENCES

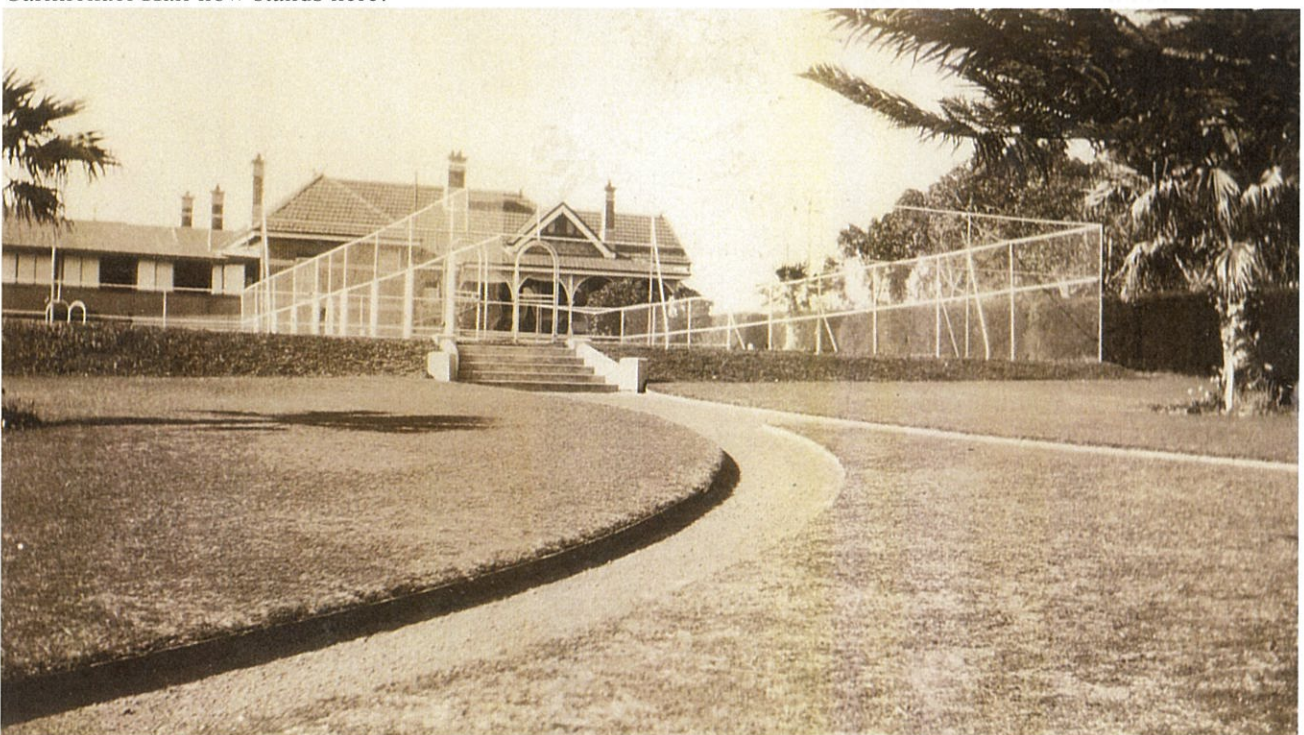
R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
PLC Archives, Photographic Collection, including early aerial photographs
J J Talbot Hobbs plans for Mileura, 1904
PLC Council Minutes
Trove
Australian electoral records (through Ancestry)
WA Post Office Directories (through SLWA)

Carmichael Hall (was part of original land comprising 2 View Street)

Aerial shot of PLC, 1936. Note the tennis courts to the south of Scorgie House, where the Heather Barr Chapel within Carmichael Hall now stands. Note: no existing construction requiring demolition, or All Saints Church (see below).



View from the ground, to Scorgie House through the tennis courts. The Heather Barr Memorial Chapel within Carmichael Hall now stands here.



Another ground view of the tennis courts, on land now occupied by the Heather Barr Chapel within Carmichael Hall.

Construction of Carmichael Hall, 1954-1955:



Completed hall, 1955:



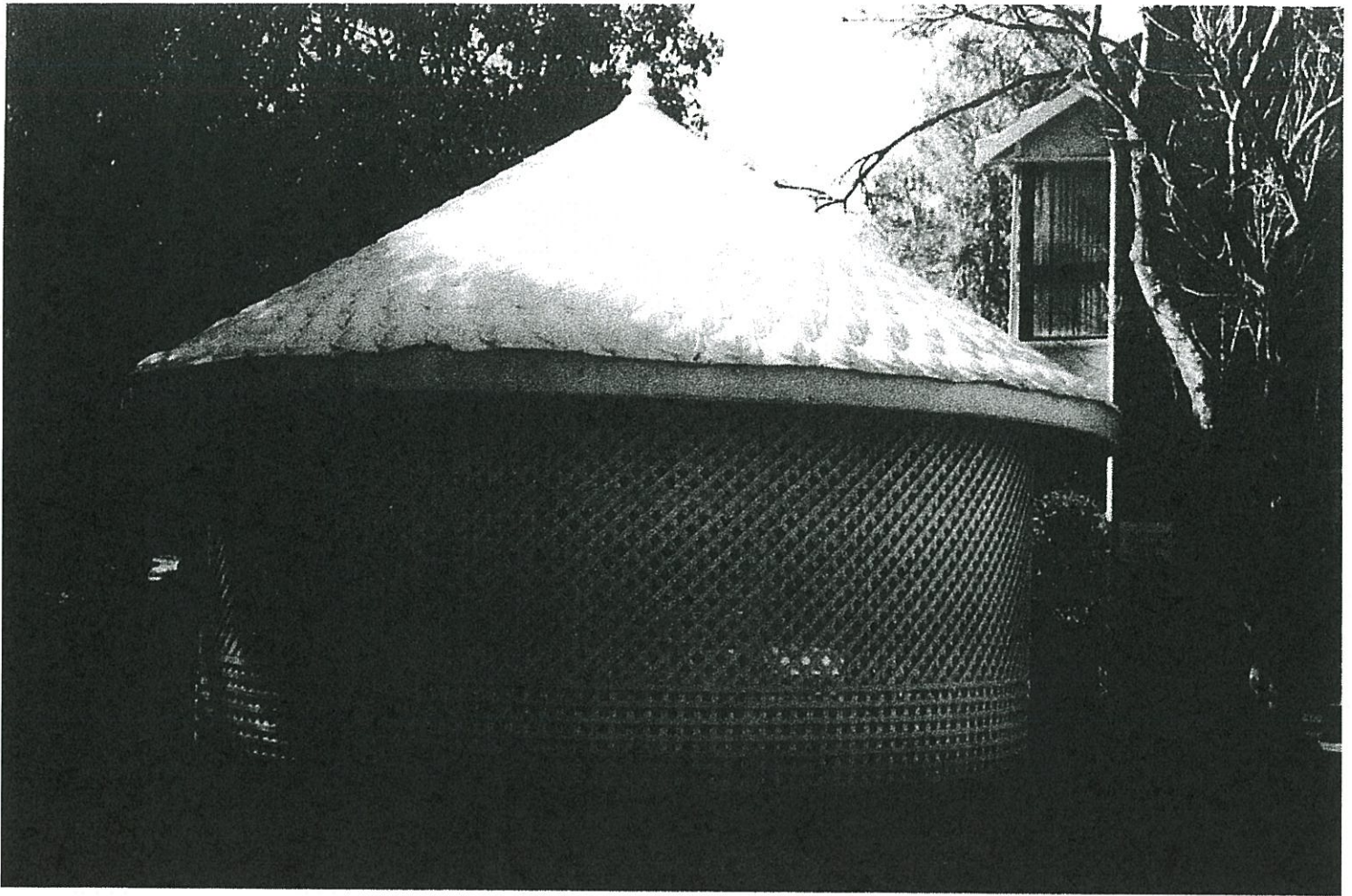
All Saints Church, 27 January 1951, courtesy State Library of Western Australia.

This is the building at 6 View Street, constructed in 1907 by Marion Lodge and run as Mrs Lodge's Private School, that was then sold to the Anglican Church and became All Saints Sunday School from 1919.

It was purchased by PLC on 10 December 1955 (**after** the opening of Carmichael Hall, two blocks to the north on View Street) and soon removed to the Parish of Melville where it served as the Lesser Hall to Melville's Anglican Church until the 1990s. It was demolished in the early 2000s.



Time Travel Tuesday post on Mrs Lodge's Private School and All Saints on 30 January 2018, here: <https://www.facebook.com/plcperth/posts/1577282465696561>



NAME: ~~Gazebo~~ Summer House
 Presbyterian Ladies College

ADDRESS:
Lot No: 50
Street No:
Street: McNeil

MANAGEMENT: Category 1

DESCRIPTION:
Construction Date: ~~c.1900~~ → J J Talbot Hobbs design is dated 7 July 1904
Construction Materials: Walls: Timber battens to curve
 Roof: Fishscale zinc conical roof
 Other: Cast pinnacle boss
Style and Elements: Federation Arts and Crafts
 A circular gazebo with a conical roof
Modifications: → in mid-1975
Setting: Presbyterian Ladies College school campus. Moved from its original site to this position
 → in the south garden of Mileura (or Scorgie House as it is today), on the west side of View Street

BACKGROUND
Original Owner: ~~Colonel Wisdom~~ William Gerald Lefroy, as part of Mileura
Other Owners: Presbyterian Ladies College
Original Designer: J J Talbot Hobbs
Original Builder: J J Talbot Hobbs

ASSESSMENTS

Historical

This is correct but irrelevant to the summer house, which was not in Brigadier Wisdom's garden.

This is all incorrect as it is mistakenly associated with the wrong house.

~~Colonel Wisdom's former house was located on the former holding of Sir John Forrest at 24 McNeil Street. The gazebo indicates another residence and garden or an extensive garden associated with the house at 24 McNeil Street, paralleling the McNeil holding on the northern side of McNeil Street. This holding was acquired by Presbyterian Ladies College in 1920.~~

Aesthetic

A delightful artefact, left from an earlier era, redolent of the character of Edwardian gardens.

Technical

A deceptively simple structure in the Arts and Crafts style, which skillfully utilises manufactured materials newly available in Western Australia.

Social

The gazebo has been a small gem known and loved by residents of the community and the students of PLC.

Environmental

Cultural Group:

Part of the grouping of cultural heritage places within the Presbyterian Ladies College campus

Townscape Area:

Rarity

The form of this gazebo is believed to be unique in Perth.

Representativeness

STATEMENT OF SIGNIFICANCE

This small single storey circular gazebo with a conical roof has cultural significance because:

- it is a rare example of an extant Edwardian garden artefact;
- it is a Federation Arts and Crafts gazebo which is a rare example of its style and form;
- it is redolent of the character of Edwardian gardens of its era;
- it is a small gem located within the PLC campus and is much valued by the school community and the community at large.

THEME/S

1.1, 1.2, 1.3, 1.4
2.1, 2.3, 2.4
3.1, 3.3
4.1, 4.2

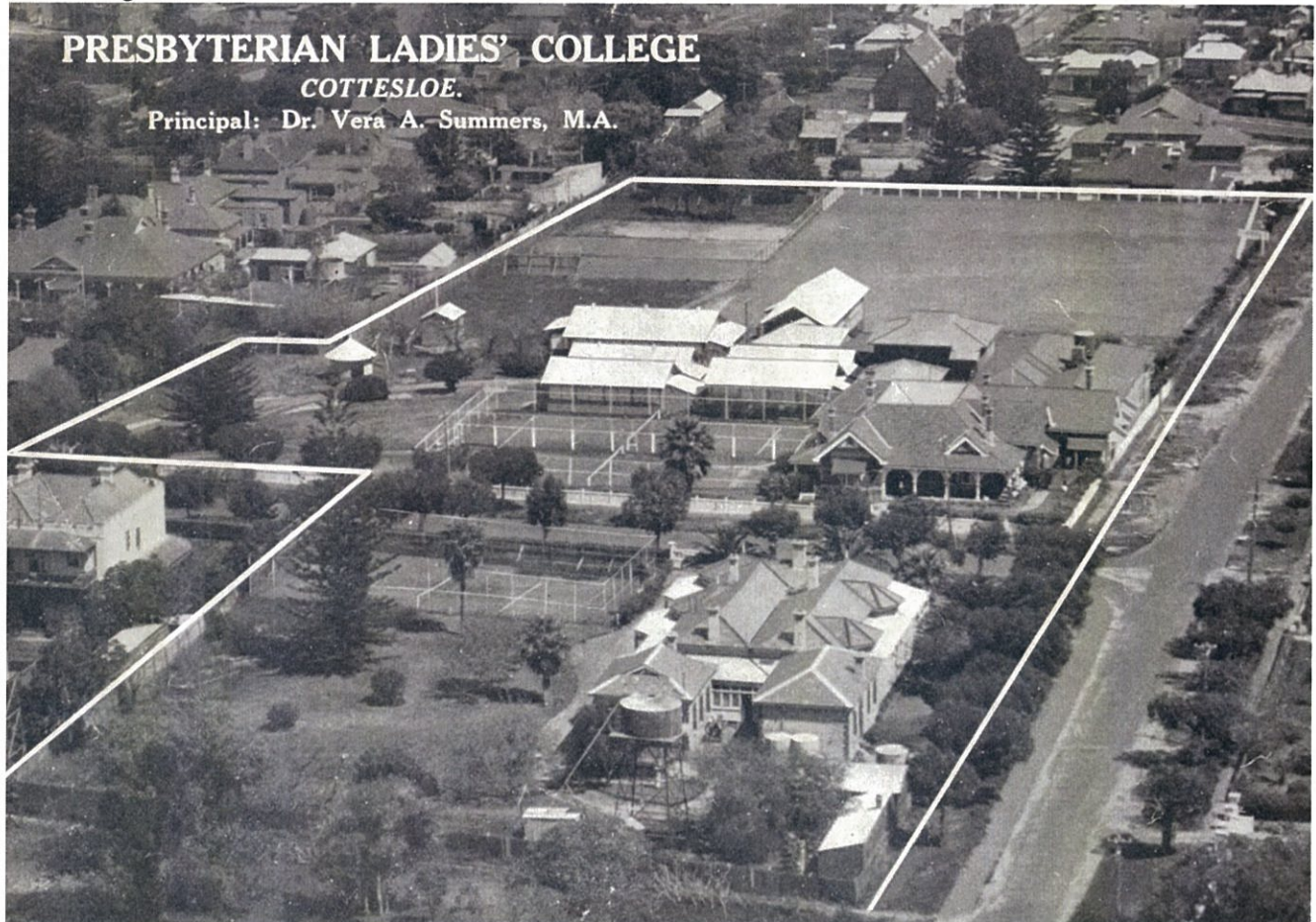
LISTINGS/AWARDS

REFERENCES

R. Pascoe *Western Australia's Capital Suburb, Peppermint Grove*
I. Molyneux *Looking around Perth*
PLC Archives, Photographic Collection
PLC News, August 1975
PLC Council Minutes

Summer House (Gazebo)

Aerial photo of PLC, 1936. Summer House can be seen on the west side of View Street, as part of Scorgie House's extensive grounds.



Original location:

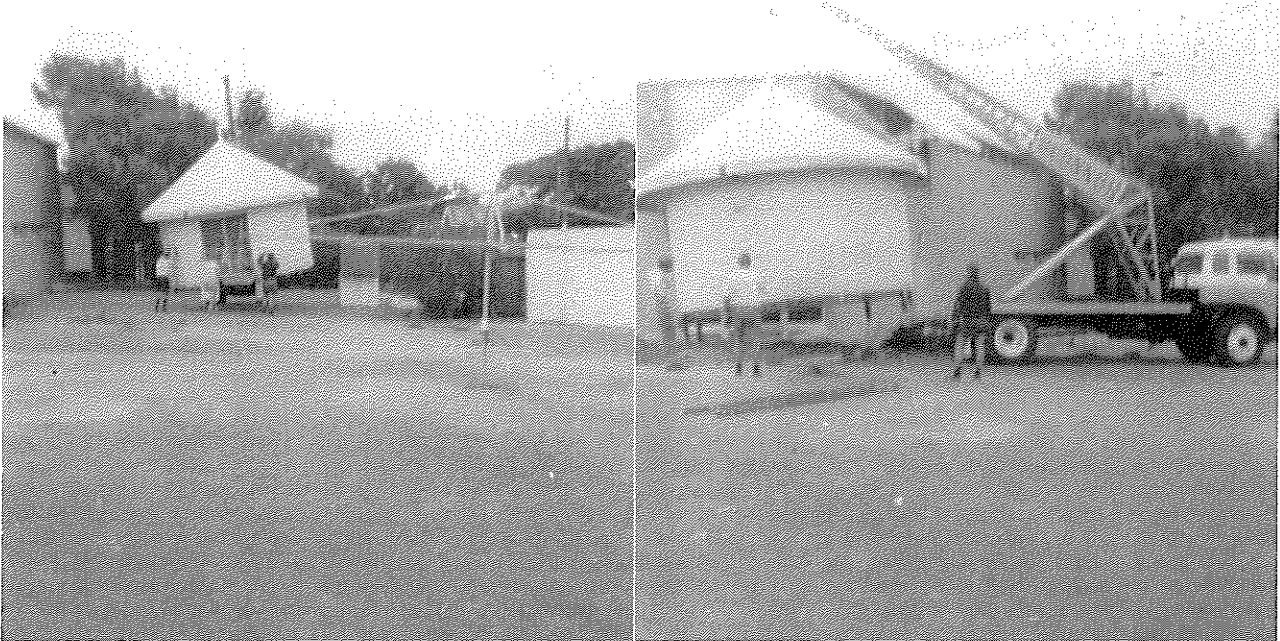


PLC Council Minutes, 26 April 1975:

Summer House:

The question of lifting this revered structure from its present position and transferred to a position between Pinlayson House and the west end of the Junior School was raised. Mr. Thomas had made preliminary inquiries and he was authorized to arrange for the transfer at no cost to the School. Mr. Thomas said that Mrs. Linsinger had offered to prepare a plan for the purpose of landscaping the Junior School and the Bearing House area. It was agreed that she be asked to prepare a plan for consideration by the Council and checking by the School architects since for functional reasons it might be necessary to modify it. The report was then adopted.

Photos of the move, 1975:



In and Around The Summer House

This year the Summer House, which has been at P.L.C. for as long as most of us can remember, has been moved to the grounds of the Junior School. Here it will be repaired and painted and continue its long life as a favourite playing place for the girls.

For most of its life the Summer House was situated on the long gravel drive that swept in a curve from the McNeil Street gates, past the woodyard, music rooms, laundry, gardener's cottage, pavillion classrooms and gym, right around to the View Street gates which were House.

The gravel drive was the main thoroughfare between the motley collection of buildings that made up P.L.C. Senior School and the Summer House was there a little to the South of the gym.

It served as a "home" for games of "hidey", the best place to play "puss in the corner" (having more than the usual four corners) and a good place for the gang to have a good gossip. The Summer House was also the scene of activities for the school Guide company and Brownie pack.

My favourite memory of this unique spot must date back to 1944 when our particular group planned a party. Arrangements were made in secret and one Friday night after school we gathered in the Summer House, each with an offering for the feast. It was here I first tasted caramel. For the benefit of present girls I will give you the recipe.

Caramel

Take an unopened tin of sweetened condensed milk and boil it in a saucepan of water for about 1½ hours. To

serve, open with a tin opener (don't cut your fingers!), and each dip in with a teaspoon. It is delicious and just right for a Summer House feast.



The Summer House.

Around the gravel drive on either side of the Summer House were the girls' own gardens. In the 1940's Miss Barclay used to allot these to interested groups of girls. Each garden would have been about 6 feet by 2 feet (we hadn't gone metric in those days), and one could plant what one liked. Each week Miss Barclay gave the gardens a mark out of 10. The marks were displayed on the notice board in

the gym and competition was keen. One most successful team thought of their tummies rather than the visual aspects and grew spring onions, radishes, peas and carrots.

Along the drive, among the gardeners, the space at recess and lunchtime was often taken up with girls playing hopscotch. Summer House was a good place to hide your "hoppy ter" when the bell brought the game to a temporary end.

Memories of the Summer House take their place along with those of tuckshops on Trafalgar, standing in the Hall, lining oneself up with the rows of nails on the gym floor for assembly and so on.

We do hope the present girls also have their share of fun there, for the Summer House is indeed, a very special place.

E. M. KENWORTHY.

Josh Caracciolo

From: Ross Montgomery
Sent: Thursday, 19 April 2018 10:47 AM
To: Norma Black
Cc: Josh Caracciolo
Subject: RE: HPRM: 496 Stirling Hwy Shire Heritage Listing

Thx – Josh can you please make a note that we heard back from the owners.

R

From: Norma Black
Sent: Thursday, 19 April 2018 10:44 AM
To: Ross Montgomery <ross.montgomery@peppermintgrove.wa.gov.au>
Subject: FW: HPRM: 496 Stirling Hwy Shire Heritage Listing

FYI this has been registered.

Regards
Norma Black
Customer Support Officer (Wed, Thurs & Fri)

SHIRE OF PEPPERMINT GROVE

 1 Leake Street, PEPPERMINT GROVE WA 6011
 PO Box 221, Cottesloe WA 6911
 08 9286 8600  08 9286 8609
 norma.black@peppermintgrove.wa.gov.au
 <http://www.peppermintgrove.wa.gov.au>
 www.thegrovelibrary.com



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Sent: Sunday, 15 April 2018 12:26 PM
To: Norma Black <Norma.Black@peppermintgrove.wa.gov.au>
Subject: HPRM: 496 Stirling Hwy Shire Heritage Listing

Dear Reader,

As the owners of 496 Stirling Highway Peppermint Grove we are delighted that the Shire is proposing this listing.

We have no objections.



R18/00934.

Josh Caracciolo

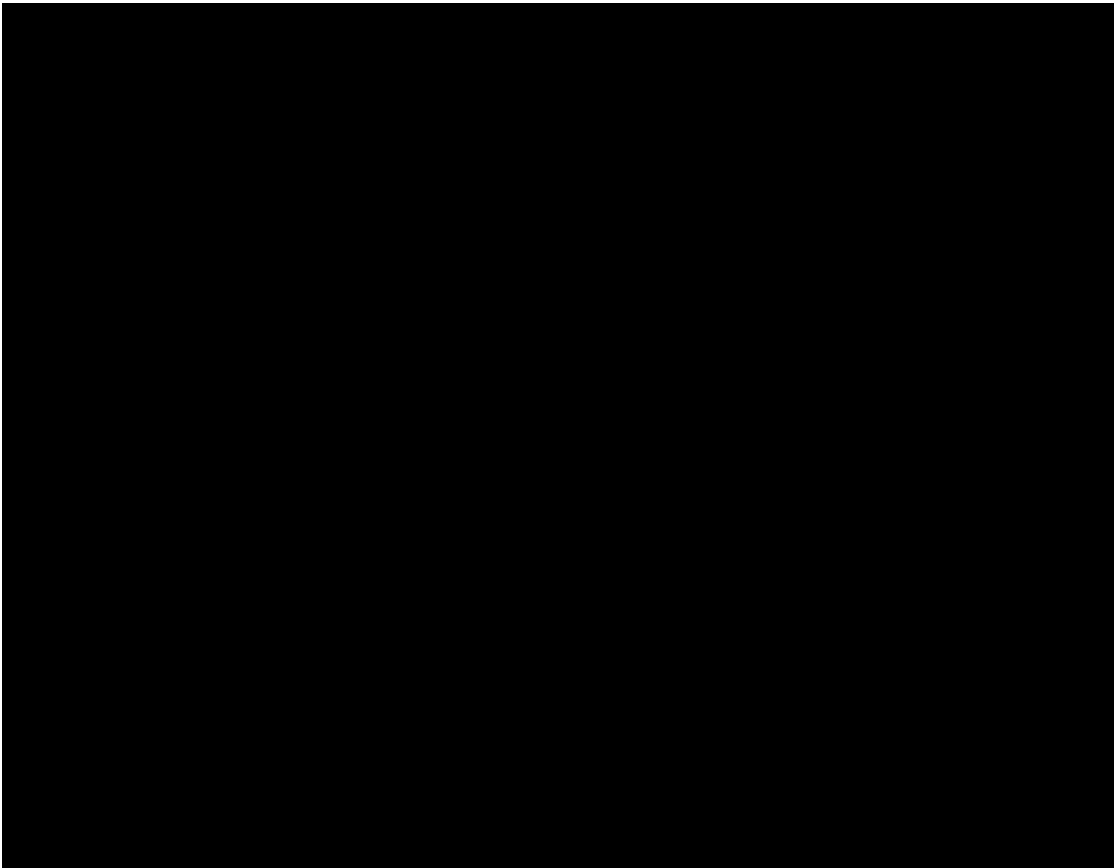
From: Paul Rawlings on behalf of Norma Black
Sent: Thursday, 24 May 2018 4:04 PM
To: Josh Caracciolo
Subject: FW: 15 View St - Heritage List

From [REDACTED]
Sent: Friday, 18 May 2018 3:57 PM
To: Norma Black <Norma.Black@peppermintgrove.wa.gov.au>
Subject: 15 View St - Heritage List

Hello, I have been overseas so have just received your letter dated 10 April in relation to 15 View St being added to the Heritage List.

I am planning on installing a new front fence and gate, will this impact my ability to do so? Does it end up restricting future renovations?

Kind regards,



Ross Montgomery

From: [REDACTED]
Sent: Sunday, 22 April 2018 4:43 PM
To: Norma Black
Cc: [REDACTED]
Subject: NOTICE OF PROPOSED ENTRY OF 30 VIEW STREET PEPPERMINT GROVE IN THE SHIRES HERITAGE LIST

Att: MANAGER DEVELOPMENT SERVICES

I refer to the recently received NOTICE OF PROPOSED ENTRY OF 30 VIEW STREET PEPPERMINT GROVE IN THE SHIRES HERITAGE LIST.

I respond by email as the property is tenanted and I am located in Hong Kong. Kindly respond to this email for return correspondence.

I appreciate the significance of the proposed entry into the heritage list but it should apply to the street front only, as there is little of the original house left except 4 front rooms. No limitations should be placed on the inside or any extension to the building - therein upholding the principles of the Burra Charter for Heritage buildings.

I did a major renovation many years ago with extensions including redesigning the whole roof structure. For personal reasons I chose not to make any changes to the front of the house as it truly is special from the street scape.

The previous owners had added an ensuite to the front bedroom, but again without making any change to the streetscape.

I look forward to your further advice

[REDACTED]

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Josh Caracciolo

[REDACTED]
Sent: Thursday, April 20, 2018 1:27 PM
To: Norma Black

[REDACTED]
Subject: Heritage List Submission - 46 View Street (Ref LP138B)
Attachments: criteria-for-the-assessment-of-local-heritage-places-and-areas_2012(2).pdf; TPG Heritage Review 46 View Street.pdf; 46 View Street Submission 20180426.pdf

FAO Ross Montgomery - Manager Development Services

On behalf of the owners [REDACTED] of 46 View Street, please find enclosed the submission and relevant attachments relating to the inclusion of this property on the Shire's Heritage List. This is in response to the notification sent by the Shire on 10th April 2018.

I trust the submission is self-explanatory but I would welcome the opportunity to explain further if required.



STATE
HERITAGE
OFFICE



CRITERIA FOR THE ASSESSMENT OF LOCAL HERITAGE PLACES AND AREAS

A PRACTICAL GUIDE TO IDENTIFYING,
GRADING AND DOCUMENTING PLACES AND
AREAS IN LOCAL GOVERNMENT INVENTORIES



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1

INTRODUCTION

1.1 Legislative and policy background

The *Heritage of Western Australia Act 1990* requires each local government to identify buildings of cultural heritage significance in its district through a Local Government Inventory. This is commonly referred to as a Municipal Inventory or MI.

Most local planning schemes include an option to adopt a Heritage List (with older schemes, this may be a schedule or register). The Heritage Council recommends that all local governments adopt a Heritage List that includes all places on the State Register of Heritage Places, plus those local heritage places that require the protection of the local planning scheme.

While an MI may be used to identify places for inclusion in a Heritage List, the inventory itself does not have statutory force and effect in terms of planning controls. For a local government to have confidence in its ability to manage the development of a heritage place, it needs to be identified within the Heritage List.

These guidelines provide advice and information on assessing places for heritage values, recording them in an MI and creating a Heritage List from information contained in the MI.

1.2 Why do we need standard assessment criteria?

It is recommended that all assessments of local heritage places be carried out in accordance with the procedures described in this document so that assessments are:

- accountable and can be tested
- comparable
- consistent.

These criteria adhere to well-established 'best practice' in the identification and assessment of heritage places in WA and throughout Australia, both at the State and local levels.

1.3 When to use these assessment criteria

The assessment of significance – understanding the values and importance of a place or area – is the basis of all good heritage decisions.

The most common situations in which these criteria will be used is in assessing places or areas for entry in a Municipal Inventory.

Other situations may include:

- undertaking an assessment of a non-listed item in response to a development proposal
- preparing a heritage impact statement
- preparing a Conservation Plan.

In order to allow comparison of heritage places from different areas, the State Heritage Office's online Heritage Places Database will use the standard format that is described in these guidelines.

1.4 How to use these assessment criteria

A place or area will be of significance to the locality if it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social value.

Significance in this context is a question of value for the local government district, and not value for the State or the region. A place should not be excluded from an inventory, or deemed non-significant, simply because there are similar examples in other local government districts (nor should it necessarily be excluded because there are similar examples within the local district).

Typically, the place or area will be assessed in the context of the history and development of the district as identified in the Thematic History – an important base document in a local inventory.

The degree or 'level' of significance can be determined with reference to the issues of Rarity, Representativeness and Condition/Integrity, as set out below.

Non-prescriptive guidance notes and examples are provided for the benefit of local governments, local planners, consultants, and also to explain the concepts involved to the wider public.

The inclusion and exclusion guidelines should be used as a 'checklist' to aid analysis and judgement, not as a substitute for them.

1.5 Skills required

Heritage assessments can be carried out by anyone with training and experience in the field.

Professional heritage consultants, trained local government staff, or local heritage advisers can undertake assessments, or offer valuable assistance to others. It is generally preferable to seek at least some input from such sources before completing an assessment.

1.6 Assessing Heritage Places

Heritage places comprise individual buildings, structures or other places in the historic environment that have cultural heritage significance in their own right.

All heritage places should be assessed in accordance with the criteria in section 2, and also assigned a level of significance in accordance with the gradings set out at the end of section 3.

1.7 Assessing Heritage Areas

The assessment of Heritage Areas requires a slightly different approach. Areas need to meet an additional test as described in section 2.8 below.

Heritage significance needs to be clearly distinguished from the broader concept of urban character, given that all areas or localities demonstrate some form of urban character.

Heritage Areas are select areas with special qualities, and will generally be quite rare within a locality. There is generally no need to assign a level of significance to a Heritage Area as a whole (in terms of exceptional, considerable, some/moderate significance).

However, all the places within a Heritage Area should be assigned a level of 'Contribution', in accordance with the gradings set out at the end of section 3.



NATURE OF SIGNIFICANCE

2.1 Aesthetic Value

Criterion 1: It is significant in exhibiting particular aesthetic characteristics.

Guidelines for Inclusion

A place or area included under this criterion will have characteristics of scale, composition, materials, texture and colour that are considered to have value for the local district.

This may encompass:

- creative or design excellence
- the contribution of a place to the quality of its setting
- landmark quality
- a contribution to important vistas.

A place will not necessarily need to conform to prevailing 'good taste', or be designed by architects, to display aesthetic qualities. Vernacular buildings that sit well within their cultural landscape due to the use of local materials, form, scale or massing, may also have aesthetic value.

For a place to be considered a local landmark, it will need to be visually prominent and a reference point for the local district.

In the case of a heritage area, the individual components will collectively form a streetscape, townscape or cultural environment with significant aesthetic characteristics.

Guidelines for Exclusion

A place or area is not normally included under this criterion if:

- its distinguishing features have been lost, degraded or compromised
- landmark or scenic qualities have been irreversibly degraded by surrounding or infill development
- it has only a loose association with creative or artistic excellence or achievement.

Examples (Inclusion)



< **Former Commercial Bank of Australia (1911)** cnr Parade and Pasture Sts, Pingelly, is a fine example of the Federation Academic Classical style, featuring rusticated stucco, windows decorated with moulded hoods, and a parapet with balustrading. It stands out from its neighbours, and its grand form makes an important contribution to the streetscape in both Parade and Pasture Streets.



< **The AMP Building (1927)** at 36 Fairway St, Narrogin, is a two-storey brick and stone building featuring a curved corner entry with Tuscan columns, detailed pediment, and a lavish use of rendered stone. Erected by the AMP Society as only their second country office in WA, it is a landmark that anchors the bottom end of one of Narrogin's main streets.



< **Fothergill Street Heritage Area, Fremantle,** comprises brick, limestone and iron houses in a narrow range of architectural styles, dating from the turn of the 20th century. Collectively they form a strong and cohesive streetscape.



2.2 Historic Value

Criterion 2: It is significant in the evolution or pattern of the history of the local district.

Guidelines for Inclusion

A place or area included under this criterion should:

- Be closely associated with events, developments or cultural phases that have played an important part in the locality's history.
- Have a special association with a person, group of people or organisation important in shaping the locality (either as the product or workplace of a person or group, or the site of a particular event connected with them).
- Be an example of technical or creative achievement from a particular period.

Contributions can be made in all walks of life including commerce, community work and local government. Most people are associated with more than one place during their lifetime and it must be demonstrated why one place is more significant than others.

The associations should be strong and verified by evidence and, ideally, demonstrated in the fabric of the place.

Guidelines for Exclusion

A place or area will generally be excluded if:

- it has brief, incidental or distant association with historically important activities, processes, people or event
- it is associated with events of interest only to a small number of people
- it retains no physical trace of the event or activity.

A place reputed to be the scene of an event, but for which there is no evidence to support the claim, is not normally considered under this criterion.

Examples (Inclusion)



< **Model Timber Home, Floreat (1934)**

is significant for its associations with the development of Floreat Park in the 1930s. It was one of the first houses constructed in Floreat Park No 1 Estate, the first subdivision in the area.



< **Mundaring Hotel (1898)**

was the first building in Mundaring to be associated with the development of Mundaring as a tourist and holiday destination.



< **One Mile Jetty and Tramway, Carnarvon (1899)**

formed an integral part of the working economy of Carnarvon from 1899 to 1984, and was initially the only means of getting goods in and out of the area. The layout of the town reflects the importance of the tramway during this period.



< **Gwalia Townsite Heritage Area, near Leonora (1890s-1920s+)**

comprises a collection of early 20th century corrugated iron, hessian and timber miners' shacks and camps, laid out in an improvised township. It shows the distinctive way of life of the gold miners, many of them Italian and Austrian immigrants, who made a new life for themselves in WA's eastern goldfields at the beginning of the 20th century, working and living with low wages, hazardous conditions and primitive accommodation.

Examples (Exclusion)

The site of a town's first bakery would not be included if there is no physical trace of the bakery left.

The temporary offices of a prominent architectural firm would not be included.

2.3 Research Value

Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.

Guidelines for Inclusion

A place included under this criterion may be a standing structure or archaeological deposit and will generally be an important benchmark or reference site.

A place of research value should provide, or demonstrate a likelihood of providing, evidence about past activity. This may include important information about construction technology, land use or industrial processes not available anywhere else.

The information should be inherent in the fabric of the place.

Guidelines for Exclusion

A place will not normally be included under this criterion if:

- there is little evidence to suggest the presence of archaeological deposits
- the place is not able to provide useful information through the fabric
- it is likely to yield similar information to other places
- it is likely to yield information that could easily be obtained from documentary sources.

Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement.



Guidelines for Inclusion

A place included under this criterion should:

- Show qualities of innovation or represent a new achievement for its time.
- Demonstrate breakthroughs in design or places that extend the limits of technology.
- Show a high standard of design skill and originality, or innovative use of materials, in response to particular climatic or landform conditions, or a specific functional requirement, or to meet challenge of a particular site.

Many of the places included under this criterion are industrial sites, though examples of engineering (such as bridge construction and road design) might also meet this criterion.

Guidelines for Exclusion

A place would not normally be considered under this criterion if its authenticity were so diminished that while the achievement was documented, it was no longer apparent in the place.



Examples (Inclusion)

< **Yarloop Timber Mill Workshops (1895)** provides evidence of the development of technological processes associated with the manufacture and maintenance of machinery, equipment and railway stock for the timber industry.

2.4 Social Value

Criterion 4: It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.

Guidelines for Inclusion

Most communities will have a special attachment to particular places. A place would be considered for inclusion under this criterion if it were one that the community, or a significant part of the community, has held in high regard for an extended period.

Places of social value tend to be public places, or places distinctive in the local landscape, and generally make a positive contribution to the local 'sense of place' and local identity.

They may be symbolic or landmark places, and may include places of worship, community halls, schools, cemeteries, public offices, or privately owned places such as hotels, cinemas, cafes or sporting venues.

Places need not be valued by the entire community to be significant. A significant group within the community may be defined by ethnic background, religious belief or profession.

Guidelines for Exclusion

A place will not normally be considered if its association is commonplace; or of recent origin; is recognised by only a small number of people; or if the associations are not held very strongly or cannot be demonstrated satisfactorily to others.

Of all the criteria, social value is the hardest to identify and substantiate. Care should be taken not to confuse cultural heritage significance with amenity or utility. There must be evidence that the building/place is valued over and above the activities that occur there.

Examples (Inclusion)



< **The Obelisks and Memorial Plaque, Port Denison (1896; 1979)**, with its high vantage point and views of Point Denison, is highly valued by the community as an important landmark and popular tourist destination.



< **Bassendean Oval and reserve (c.1934-1960)** is valued by the local community as the venue for a wide range of sporting and community activities.

DEGREE/LEVEL OF SIGNIFICANCE

2.5 Rarity

Criterion 5: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

Guidelines for Inclusion

This criterion encompasses places that either are rare from the time of their construction, or subsequently become rare due to the loss of similar places or areas.

A place or area of rarity value should:

- (a) provide evidence of a defunct custom, way of life or process; or
- (b) demonstrate a custom, way of life or process that is in danger of being lost; or
- (c) demonstrate a building function, design or technique of exceptional interest.

Guidelines for Exclusion

A place or area will not normally be considered under this criterion if:

- it is not rare in the locality
- it appears rare only because research has not been undertaken to determine otherwise
- its distinguishing features have been degraded or compromised.



Examples (Inclusion)

< **Caron Coal Stage (1931)** was the only mechanised coaling stage constructed of concrete by the WA Government Railways. Other stages of similar design were built of timber.

2.6 Representativeness

Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

Guidelines for Inclusion

A place included under this criterion should provide a good example of its type.

A place may be representative of a common building or construction type, a particular period or way of life, the work of a particular builder or architect, or an architectural style.

To be considered a good representative example, the place should have a high level of authenticity.

Guidelines for Exclusion

Places will be excluded if their characteristics do not clearly typify their class, or if the representative qualities have been degraded or lost.

Examples (Inclusion)



< **Dingup Anglican Church, Balbarrup (1895)** is a fine example of a small rural church built in late nineteenth century of vernacular design using local materials



< **Roleystone Theatre (1922)** is representative of a community hall of timber construction, built in the early to mid 1900s.



< **Road Board Office (former), Nanson (1913)** is representative of the Public Works Department's design for small administrative buildings for local government.

2.7 Condition, Integrity and Authenticity

While Condition and Integrity are considerations in assessing the significance of a place, it is possible for a place of poor condition or poor integrity to be identified as significant on the basis of a value to which Condition and Integrity are relatively unimportant (eg. a ruin with high historic value).

Places identified in an inventory will usually have a Medium to High degree of Authenticity.

However it is possible to include places of low Authenticity if they exhibit evolution of use and change that is harmonious with the original design and materials.

The three terms are defined as follows:

- Condition** The current state of the place in relation to the values for which that place has been assessed, and is generally graded on the scale of Good, Fair or Poor.
- Integrity** The extent to which a building retains its original function, generally graded on a scale of High, Medium or Low.
- Authenticity** The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.

Examples (Inclusion)



< High Integrity – purpose-built **funeral parlour constructed in the 1930s**, still retains its original function.



< High Authenticity – highly intact **1899 Federation Arts and Crafts Bungalow**. While some parts of the fabric may need repair, little has been lost.



< Low Authenticity – **Former Soldiers' Memorial Hall constructed 1936**, later converted for squash courts in the 1950s and re-adapted for commercial offices in the early 1990s. Much of the interior fabric and the exterior detailing has been removed.

HERITAGE AREAS - AN EXTRA CRITERION

2.8 Heritage Areas

A Heritage Area will be of significance for the local district if:

- (a) it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social significance; and
- (b) it demonstrates a unified or cohesive physical form in the public realm with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development.

This extra test [clause (b)] sets Heritage Areas apart from heritage places.

Heritage Areas typically exist on a much larger scale than individual places, contain a large number of built elements and property holdings, and their designation potentially has more far-reaching planning implications than the listing of a single place. Areas require a commensurate level of care in their assessment and documentation.

Guidelines for Inclusion

A Heritage Area should always be established on the basis of a clear statement of significance, and a clear identification of the significant physical fabric in the area.

The individual components of an area will collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

In some cases, the development of a heritage area may span an extended period and some of the characteristics of the area may be composite or varied. In such cases it may be worthwhile to analyse the different phases of growth as part of the assessment, while also demonstrating the 'unifying thread' that holds the area together as a meaningful whole.

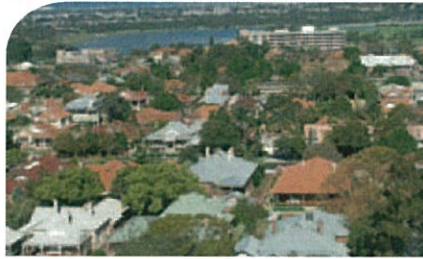
Guidelines for Exclusion

Heritage significance needs to be clearly distinguished from the broader concept of urban character, given that all areas or localities demonstrate some form of urban character.

Heritage values can be conserved, diminished, destroyed, or restored, but (unlike other amenity values), cannot be improved or replicated.

An entire local government area can be divided into 'urban character areas' or planning precincts. However, Heritage Areas are select areas with special qualities and will generally be quite rare.





Examples (Inclusion)

< **Mount Lawley Estates 1 & 2** – an area bound by Walcott St to Regent St, the river to Alexander Dr, subdivided in two stages, the first in 1902 and the second in 1912. It provides a rare example in Perth of a substantially intact residential layout from the first decades of the 20th century.

It is characterized by an innovative layout based on the natural topography, together with a traditional streetscape of wide grassed verges and regular street-tree plantings. The housing stock is predominantly Federation Bungalow or Queen Anne in style, with some excellent examples also of Arts and Crafts or Californian bungalow styles.



< **West End Conservation Area, Fremantle** – Three significant periods of activity in the district's earlier periods of development are well represented (colonial settlement, the convict era and the gold rush).

However the predominant character of the area is generated by buildings from the gold rush era, which are mainly in Free Classical style, and mainly at a consistent scale of two or three storeys. The area features a number of distinctive landmarks that are visible throughout the West End, and it bears a very strong imprint from the City's main historic themes (particularly shipping and penal history).

Examples (Exclusion)



< **Wembley 'Precinct No 6'** (pictured below) is one of the townscape precincts identified in the Town of Cambridge heritage inventory and townscape study (1997). Bound by Herdsman Pde, Selby St, Grantham St, Gregory St and Dodd St, it comprises mainly single storey housing constructed progressively over a fifty year period from c.1912 to 1960. Older housing stock is mainly in Californian Bungalow style, with a gradual transition in styles through later decades to Art Deco and modernist styles. New infill housing continues to be constructed through the first decade of the 2000s.

This is arguably not a Heritage Area because of the extent of loss of historic housing stock, limiting the degree to which it demonstrates a 'unified or consistent physical form in the public realm'.



3 GRADING ^{THE} LEVELS OF SIGNIFICANCE

3.1 Heritage Places (ie places listed individually in their own right)

For each place that meets one or more of the above criteria (in the Values section), the Degree/Level of Significance section should be applied. Each heritage place can then be graded with one of the following levels of significance:

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
Exceptional significance	Essential to the heritage of the locality. Rare or outstanding example.	The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).
Considerable significance	Very important to the heritage of the locality. High degree of integrity/authenticity.	Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.
Little significance	Does not fulfil the criteria for entry in the local Heritage List.	Photographically record prior to major development or demolition. Recognise and interpret the site if possible.

In most cases the level of significance will be the last question that needs to be addressed in the assessment process (following documentary research, physical inspection, determining which values apply, and so on).

3.2 Heritage Areas

Heritage Areas are select areas with special qualities, and will generally be quite rare within a locality. There is generally no need to assign a level of significance to a Heritage Area as a whole (in terms of Exceptional, Considerable, Some/Moderate significance).

However each place within the area should be graded according to the level of contribution that it makes to the significance of the area.

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
Considerable contribution	Very important to the significance of the Heritage Area; recommended for entry in the Heritage List.	Conservation of the place is highly desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Some/Moderate contribution	Contributes to the significance of the Heritage Area.	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
No contribution	Does not contribute to the significance of the Heritage Area.	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in accordance with the Design Guidelines.



4 DOCUMENTING PLACES AND AREAS

Where a Local Government Inventory includes both places and areas, they should be documented in separate 'chapters' of the inventory, in accordance with the following standards.

4.1 Heritage Places

Each assessment of a place (usually in the context of a local inventory) should be recorded with its own place record, and should include the minimum information outlined in the following table.

The optional information is also desirable, but not essential.

4.2 Heritage Areas

As a minimum, an assessment of a Heritage Area should identify its boundaries, describe its key features and elements, and establish a Statement of Significance (that explains what is significant about an area and why).

If a local government chooses to designate the Heritage Area under the local planning scheme, a much more detailed assessment and planning policy for the area will be required, including:

- A list of all the buildings or places within the area that make a Considerable Contribution or Some/Moderate Contribution.
- A set of Design Guidelines for alterations, extensions and new buildings within the area.
- A statement of the matters Council will consider in assessing planning applications within the area.

[For further detail see the Guidance Notes for Local Planning Policies for Heritage Areas.]

4.3 Place Record Form

MINIMUM INFORMATION	EXPLANATORY NOTES
Name of Place	Current name.
Other names	Former or other names.
PIN Number	If available, cite the Parcel Identifier Number ascribed to the land by Landgate.
Land description	Where available, cite the Lot-on-Plan number and Certificate of Title number; or the Reserve number/CLR in the case of Crown land.
Location/Address	
Construction date(s)	Original construction year; or if constructed in stages, specify additional relevant year(s).
Place type	Use Heritage Council codes (eg. Individual Bldg, Precinct, Urban Park, Tree etc).
Use (original/current)	Use Heritage Council codes. State both Original and Current Uses if possible.
Other Listings	Show any other listings that apply to the place at the time of the survey or assessment, eg. 'State Register', 'Classified by the National Trust'.
Physical description	Provide a brief description of the place, its component elements, and any important features of its context or setting.
Historical notes	Provide a brief history of the place relevant to its significance. Detail the historical evolution of the place, including dates of importance, past and current uses, and associated persons or events.
Historic theme	Select from standard themes (Heritage Council codes).
Construction materials	Select from standard construction materials (Heritage Council codes).
Statement of significance	Provide a concise statement of the place's significance with reference to the Assessment Criteria published by the Heritage Council.
Level of significance	State whether the place is considered of Exceptional, Considerable or Some significance.
Management category (desired outcome)	State the Management Category associated with the Level of Significance assigned to the place.
Main sources	List any written records, maps, plans, photographs or other sources used in the assessment of the place.
Date of survey/assessment	
Photograph	Include one photograph that clearly depicts the place.
OPTIONAL INFORMATION	
Architect	
Architectural style	Select from standard styles.
Condition (and condition date)	State whether the place is in Good, Fair or Poor condition, and if available, a summary of major works required to conserve or restore the place.



4.4 Example Place Record Form

NAME: Barrington Bridge

OTHER NAMES:

PIN No: 000332200

LAND DESCRIPTION: Lot 4 on Plan 2065, CLR 2034/47

LOCATION: Pacific Road, Anytown

CONST'N DATE: 1920

PLACE TYPE: Individual Building

USE: Original Use TRANSPORT/COMMUNICATION: Bridge

Current Use TRANSPORT/COMMUNICATION: Bridge

OTHER LISTINGS: Classified by the National Trust

PHYSICAL DESCRIPTION:

Barrington Bridge is an Allan-type timber truss road bridge. It has two timber truss spans, each of 27 metres, and a timber approach span at each end, giving the bridge an overall length of 83 metres.

The superstructure is supported by timber trestles covering a single-lane carriageway. The guardrail is of post and rail construction over the approaches, with Armco fixed to the timber truss sections.

HISTORICAL NOTES:

Allan trusses were the first scientifically engineered timber truss bridges, and incorporated American design ideas in Australian bridges for the first time. The high quality and low cost of the Allan truss design entrenched the dominance of timber truss designs in WA roads for several decades in the early 20th century.

Percy Allan was the designer of the Allan truss and was a senior engineer in the Public Works Department in the late 19th century and early 20th century.

HISTORIC THEME: Transport and Communications: Road Transport

CONSTRUCTION MATERIALS: Timber

STATEMENT OF SIGNIFICANCE:

The bridge has Historic significance as an example of the Allan truss bridges, which played an important role in the expansion of the WA road network in the early 20th century. It is an example of Percy Allan's work for the Public Works Department.

The bridge has Aesthetic significance: it is set in an impressive rural landscape, it is visible from a long distance as one of the few man-made landmarks in the area, and its design sits comfortably with its surroundings. The bridge exhibits the technical excellence of its design, as all of the structural details are clearly visible.

The bridge has Social significance as it is a landmark well known to local residents and to travellers in the region, and is held in esteem by those groups.

The bridge has Rarity value, as there are only 16 surviving bridges of the 67 that were built in the State, and post WWI examples such as this are particularly rare.

LEVEL OF SIGNIFICANCE: Considerable

MANAGEMENT CATEGORY (Desired Outcome):

Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.

MAIN SOURCES:

Institution of Engineers (WA), Large Timber Structures in WA (1999).

National Trust Classification Exposition Sheet.

Le Page, Building a State: The History of the PWD (1986)

SURVEY/ASSESSMENT DATE: 11/11/2006





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Contact us

State Heritage Office
Bairds Building
491 Wellington Street Perth
PO Box 7479
Cloisters Square
PO WA 6850

T: (08) 6552 4000
FREECALL (regional): 1800 524 000
F: (08) 6552 4001
E: info@stateheritage.wa.gov.au
W: www.stateheritage.wa.gov.au

24 May 2016

Mr John Merrick
Chief Executive Officer
Shire of Peppermint Grove
PO Box 221
Cottesloe WA 6011



Dear Michael,

TOWN PLANNING
LIBRARY OF SONS AND HERITAGE

HERITAGE ADVICE RELATING TO THE HERITAGE VALUE OF NO. 46 VIEW STREET, PEPPERMINT GROVE

Further to your recent correspondence to [REDACTED] regarding the proposed inclusion of their property at 46 View Street, Peppermint Grove (Subject Place) on the Shire of Peppermint Grove (the Shire) Heritage List, TPG Town Planning, Urban Design and Heritage provide the following heritage advice.

We have reviewed the level of cultural heritage value attributed to the subject place to determine whether it has sufficient merit to be protected as Category 1 on the Shire's Heritage List. To assist in preparing this we have been guided by the State Heritage Office's *Publication 'Criteria for the Assessment of Local Heritage Places and Areas' (SHO Criteria)*. We have also reviewed the Heritage Assessment for the place, prepared for the Shire in August 2015 by Griffiths Architects and undertaken a comparative assessment of similar places on the Shire's Municipal Heritage Inventory (MHI).

Heritage Status

In Western Australia heritage listings seek to recognise and celebrate places of cultural heritage value. The Heritage of Western Australia Act 1990 (Heritage Act) requires each local government to identify buildings of cultural heritage significance in its district through a Municipal Heritage Inventory (MHI). A MHI is an information source (basically a list) of places of local heritage value, however inclusion on the MHI has no statutory implications/protection requirements. For a local government to have statutory authority and the ability to influence or manage the development of a heritage place, that place needs to be identified within a heritage list.

The Shire's MHI was prepared in 1999 and the subject place was notably excluded when other neighbouring properties in the same period of development were included. The buildings included on the MHI are also protected under the statutory Heritage List. In the most recent review of the MHI (and therefore the Heritage List), the Shire's consultants have recommended that the place be included as a Category 1.

Ordinarily, local government heritage lists only include buildings as Category 1 where they are considered to be of *exceptional significance* to the locality. Category 1 places are often included on the State Register of Heritage Places or are considered to be of sufficient significance to be nominated for State registration. Buildings of *some* or even *considerable* significance to the locality are more appropriately given a Category 2 level of protection.

As discussed below it is our view that the subject place does not demonstrate sufficient cultural heritage significance to be included on the Shire's local list at the highest category. Rather it is more suitable to be included as a Category 2 place.

PERTH OFFICE

Level 7, 182 St Georges Tce
Perth Western Australia 6000

PO Box 7375 Cloisters Square
Perth Western Australia 6850

Telephone +61 8 9289 8300
Facsimile +61 8 9321 4786
www.tpgwa.com.au

The Planning Group WA Pty Ltd
ABN 36 097 273 222

Description

An external and internal viewing of the place was undertaken on 3rd May 2016 to inform this description.

The subject place is located on the south-western corner at the intersection of View Street and Keane Street in Peppermint Grove. The subject place comprises one L-shaped lot, which is a subdivision of the original landholding of neighbouring circa.1898 property at 48 View Street. The boundary wall is a squared rock-faced limestone construction with brick copes. There are three gateways entering the property, one on View Street, one of Keane Street and one on the corner junction. The masonry gate piers are in the same construction as the boundary wall. The setting is comprised of mature trees and shrubs. The setting has been altered over time and now includes a garage, pool and patio area.

The two-storey, limestone foundation and rendered brick house is setback approximately five metres from the front boundary onto View Street with a semi circular driveway separating the main building from the street. The set back from Keane Street is approximately 3 metres. The dwelling has a steeply pitched roof with Marseilles clay tiles. The View Street elevation has an asymmetrical form with interlocking gables over a ground floor comprising of a protruding bay surmounted with a balcony from the first floor and classically derived balustrade. There is a corner verandah with an arcaded series of Romanesque derived arches. These elements are synonymous with the Inter-War Mediterranean Style. The interconnecting gables contain timber battens with render infill, overhanging eaves and are steeply pitched are more representative of the Inter-War Old English style.

The remaining three elevations are generally symmetrical with one prominent central gable similar to the design of the primary facade. The windows are timber-framed sashes except on the breakfast room where enlarged opening and patio doors have been inserted.

Internally, the building is in the Inter-War Old English Style, with darkly stained timber fixtures and fittings, plasterboard and batten ceilings up stairs and more decorative plaster ceilings in the public rooms. It is largely intact and displays a relatively good quality of craftsmanship from the period.

Changes to the building are:

- The breakfast room has had its garden-facing wall removed and replaced with large glazing and patio doors
- Former maids room has been adapted for a laundry
- Bathrooms have been re-tiled and redecorated
- Various decorative schemes
- Backgarden patio and pool added
- Garage added to with access from Keane Street

Analysis of Heritage Value

The SHO Criteria sets out 'a place or area will be of significance to the locality if it meets one or more of the criteria in section 2 under the headings of Aesthetic, Historic, Research or Social value.' We have investigated the place in context with these criteria as follows:

Aesthetic Value

A place or area included under this criterion will have characteristics of scale, composition, materials, texture and colour that are considered to have value for the local district. This may encompass creative or design excellence; the contribution of a place to the quality of its setting; landmark quality; or a contribution to important vistas. It is suggested that the subject place has some landmark quality and makes a contribution to the quality of the streetscape however there is insufficient architectural or aesthetic quality.

It is apparent from the documentary evidence provided in the Griffiths Architects report (2015) that the place has no defined architectural style and is a merging of two styles that were prominent during the period. We know from the owners' personal records that the building was designed and constructed by a builder (R E Brock was builder and overseen by Mr A Grono) and not designed by an architect. This is notable in the choice of design paradigms that give the building a hybrid of two styles, where no one architectural prevails. The building therefore does not express design excellence in either style. The building does contribute to the historic streetscape due to its corner location. Its presence however, is somewhat obscured by mature trees and vegetation on the boundary

46 View Street has some aesthetic value formed by its contribution to the streetscape. Internally it has some aesthetic value for its relatively good quality of craftsmanship from the period.

Historic Value

A place or area included under this criterion will be closely associated with events, developments or cultural phases that have played an important part in the locality's history; will have a special association with a person, group of people or organisation important in shaping the locality or be an example of technical or creative achievement from a particular period. There is insufficient information contained within the Griffiths Architects' report (2015) that the place meets any of these criteria to a sufficient level to justify Category 1 level of protection.

As noted in the Griffiths Architects' report (2015) the current lot on which the subject place sits was once part of a larger land holding which was included in the curtilage of the adjacent property, now number 48 View Street. The sub division of lots within the Shire during the interwar period helped shape the suburb but was less significant than earlier lot allocations and roads layout undertaken by the roads board in the late 19th century. The infill development of this lot is considered incidental to the original street layout and growth of the suburb overtime, a practice of subdivisions and amalgamation that still goes on today.

The property has always been in the ownership of the Paton family but this in itself is of little significance to the Shire.

46 View Street has little historic value based on it being a representative example of interwar infill development in Peppermint Grove.

Social Value

A place would be considered for inclusion under this criterion if it were one that the community, or a significant part of the community, has held in high regard for an extended period. It would generally make a positive contribution to the local 'sense of place' and local identity. The fact the building was not included on the 1999 MI suggests the place had no value to the community at that time and there is no evidence to suggest that this has changed subsequently.

Scientific Value

A place included under this criterion may be a standing structure or archaeological deposit and will generally be an important benchmark or reference site. The subject place has no scientific value as there is no obvious potential for the place to yield information that will contribute to an understanding of the natural or cultural history of the Shire.

Degree of Significance

The degree or 'level' of significance is important to determine the classification on the local heritage list. This is assessed with reference to the issues of Rarity, Representativeness and Condition/Integrity.

Rarity/Representativeness

To inform how rare or representative the building is a comparative analysis has been undertaken. A review of the Shire's MHI has noted a number of other dwellings, which appear to be of a similar style i.e. Inter-War Mediterranean or Inter-War Old English:

- No. 6 Irvine Street, 1934 Inter-War Mediterranean – Category 2
- No.2 Bay View Terrace, 1940 Inter-War Mediterranean – Category 2
- No.45 Keane Street, 1930 Inter-War Old English/ Inter-War Art Deco - Category 1
- No.33 McNeil Street, 1936 Inter-War Old English – Category 1
- No 31 View Street, from 1913 Inter-War Mediterranean – Category 2
- No. 41 View Street, 1930's Inter-War Mediterranean/ Modernist- Category 2
- No 43 View Street, 1935 Inter-War Mediterranean – Category 2

Notably those buildings included as Category 1 are all designed by prominent architects of the period, or have associations with well known personalities who have contributed to the history of Western Australia or the development of Peppermint Grove.

46 View Street is not rare but is a good representative example of an Inter-War dwelling in Peppermint Grove, but does not exude the same architectural quality or historical connections as those at Category 1.

Condition/Integrity/Authenticity

46 View Street is generally in a good condition and its integrity as a residential premises remains. Its authenticity is moderate to high having undergone some change to its interior and back garden.

Conclusion

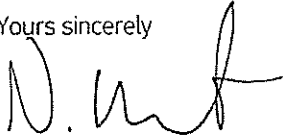
Our investigations into the cultural heritage value of the property as 46 View Street, Peppermint Grove concludes:

- The building is not architecturally designed and is not a good example of either the Inter-War Mediterranean Style or the Inter-War Old English Style of architecture. A building comprising of two very different styles cannot be exemplary of one or the other, as one will inherently compromise the stylistic characteristics of the other.
- The place has some aesthetic value formed by its contribution to the historic streetscape and the relatively high quality of craftsmanship.
- The place represents a period of subdivision and development contributing to the growth of Peppermint Grove in the Inter-War period, however the street layout of the suburb had been well established prior to the construction of this building and the significance of this period of growth is incidental to the primary establishment of the Shire.
- No specific links of exceptional or even considerable historical importance have been established with the place.
- It remains an intact example of a relatively large Inter-War building in a prominent location and has some streetscape value.

Given the above, we are of the view that the house itself has some heritage value but do not consider that it sufficient to warrant the currently assigned Management Category 1. It is our opinion that this property would be of sufficient significance to warrant a Category 2 level of protection.

Thank you for the opportunity to prepare this advice on behalf of the property owners. Please do not hesitate to contact Marc Beattie our Senior Heritage Planner or myself on 9289 8300 should you have any queries regarding this advice.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Moredoundt', written in a cursive style.

Nerida Moredoundt
Principal Heritage Architect



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Our Ref: 18-243

26 April 2018

Mr John Merrick
Chief Executive Officer
Shire of Peppermint Grove
PO BOX 221
Cottesloe 6911

Attention: Ross Montgomery - Manager of Development Services

Dear Ross

SUBMISSION ON THE HERITAGE LISTING OF 46 VIEW STREET

On behalf of [REDACTED] registered proprietors of 46 View Street (subject place), I write in response to your letter dated 10th April 2018 inviting responses on the proposed inclusion of the subject place onto the Heritage List to be held under the Shire's Scheme No.4. We note that the subject place has been identified by the MHI as being of sufficient merit to warrant inclusion as a 'Category 1' place. It is this management category that forms the primary reason for this objection, the reasoning for which is explained herein.

This submission follows on from a previous objection to the management category which was made by this office in a letter dated 24th May 2016 (attached). This letter challenged some of the details within the heritage assessment that forms the place record and highlighted several inaccuracies and incongruities. These include:

- The building was not designed by FGB Hawkins & Associates, it was designed by the builder R E Brock and overseen by Mr A Grono.
- The building is not architecturally designed and is not a good example of either the Inter-War Mediterranean Style or the Inter-War Old English Style of architecture. A building comprising of two very different styles cannot be exemplary of one or the other, as one will inherently compromise the stylistic characteristics of the other.
- The place has some aesthetic value formed by its contribution to the historic streetscape and the relatively high quality of craftsmanship. Nevertheless, this could not be classed as exceptional.
- The place represents a period of subdivision and development contributing to the growth of Peppermint Grove in the Inter-War period. However, the street layout of the suburb had been well established prior to the construction of this building and the significance of this period of growth is incidental to the primary establishment of the Shire.
- No specific links of exceptional or even considerable historical importance have been established with the place.
- It remains an intact example of a relatively large Inter-War building in a prominent location and has

OBJECTION TO THE HERITAGE LISTING OF 46 VIEW STREET

some streetscape value. However, again, this could not be considered as exceptional.

Having reviewed the Shire's letter dated 10th April 2018, I note that the statement of significance and supporting evidence has not been amended in light of the new information we identified, as such, the recommendations stated in our letter dated 24th May 2016 remain valid.

In our opinion, as previously expressed, the subject place is not of 'exceptional significance' to the Shire, and therefore should not be included on the Heritage List at the highest possible category. In accordance with the Heritage Council 'Criteria for the Assessment of Local Heritage Places and Areas, 2012' a Category 1 place is described as follows: 'Essential to the heritage of the locality. Rare or outstanding example'. It was sufficiently articulated within our previous letter that this is not the case and that the property is more appropriately described as 'Very important to the heritage of the locality. High degree of integrity/ authenticity', which would be considered a Category 2 place in accordance with the Heritage Council guidelines.

The primary reason the Shire should downgrade the subject place is that the categorisation employed by the new Heritage List is not consistent with the State Planning Policy (SPP) 3.5 (Historic Heritage Conservation) Clause 6.1, which specifies:

Local governments should identify places of local significance through the compilation and review of local government inventories, in accordance with assessment criteria and other relevant guidelines published by the Heritage Council. The local government inventory is a survey that may be used to identify places for inclusion in heritage areas and a heritage list under the local planning scheme. The inventory does not have statutory force and effect in terms of planning controls.

It goes on to say in Clause 6.4 that

The inclusion or exclusion of places from a heritage list should be based on their degree of historic heritage significance, supported by the findings in the inventory, irrespective of whether they are privately or publicly owned.

It is our opinion that the Shire have not defined the management categories in accordance with the Heritage Council guidelines which is inconsistent with the SPP 3.5 and therefore the subject place should be appropriately re-categorised as Category 2. It is also suggested that the Shire further explore the definitions and management categories within the MHI/ Heritage List as these are generally not in accordance with those recommended by the Heritage Council and similar challenges could be made on this basis, which would be to the detriment of the Shire's credibility in managing its historic environment.

On behalf of Mr and Mrs Paton, we thank you for the opportunity to make this submission and await further correspondence.

Yours sincerely
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Marc Beattie
Senior Consultant – Heritage

