



project ref: A2202.041

4 November 2024

Heritage Assessment 460 William Street Perth

Introduction:

Woburn was engaged by Mr Larz Harry & Mrs Aida Kim, of Heavy Weight Clothing Pty Ltd regarding 460 William Street, Perth (*subject place*) to prepare an Heritage Assessment (*assessment*) for the proposed works to the *subject place*. The aim of this *assessment* is to examine the impact that the proposed works will have upon the heritage significance of the *subject place* and to provide recommendations for the minimisation of detrimental impacts.

This *assessment* is prepared with reference to the Australian ICOMOS Burra Charter, 2013 (the Burra Charter)¹, the Municipal Heritage Inventory Data Sheet (*data sheet*)², inspection of the documentary and physical evidence, and the Alexei Aram Haddad Development Approval Application (*development application*)³.

This *assessment* was prepared by Seymour Clifford RAIA INTBAU ICOMOS (assoc.) for and on behalf of Woburn.

Conclusion:

This *assessment* finds that the *subject place* was constructed from 1915 in the Federation Free Classical style⁴ with the later addition of a storage area below the veranda at the rear of the buildings being more recent. This *assessment* concludes that the proposed works will not detrimentally impact the heritage significance of the subject place.

We therefore recommend the proposed works for development approval.

Heritage Considerations:

Management Category

Heritage Assessment: 460 William Street, Perth

1 of 5

The *subject place* is listed on the State Register *Heritage List* and *Municipal Inventory of Heritage Places* under Category A. Development of places belonging to this category must conform to the following guidelines,

Conservation Plans may be required depending on the relative significance and apparent impact of development on the place; detailed Heritage Assessments otherwise required as corollary to any development application. Strong encouragement to the owner under the City of Vincent Planning Scheme to conserve the significance of the place. Incentives to promote heritage conservation should be considered where necessary to achieve desirable conservation outcomes in the context of permissible development.

Statement of Significance

The cultural heritage significance of the *subject place* is identified in the *data sheet* as follows,

Shops, 452-460 William Street, a two-story terrace of five shops constructed in the Federation Free Classical style in load bearing brick, with stucco decorative treatments and a corrugated iron skillion roof, has cultural heritage significance for the following reasons:

The place is a significant landmark at the intersection of William and Brisbane Streets and is a recognised landmark at the northern entry to the commercial area of Northbridge; the place is a good and intact example of a two-story terrace of shops and dwellings designed in an idiosyncratic rendering of the Federation Free Classical style and it is representative of a form of building where retailers lived over their premises, a practice once common in Western Australia during the late nineteenth and early twentieth centuries; and, the place was designed by well-known Architect Jack Ochiltree and built for Dr. Daniel Kenny, a very prominent doctor in Western Australia in the late nineteenth and early twentieth century and a renowned investor and speculator in real estate.

The rear brick single leaf infilling and fibro cement balustrade cladding have little significance.

Aesthetic Significance

The aesthetic significance of the *subject place* is identified in the *data sheet* as follows,

No 460 William Street has exceptional aesthetic value as a Federation Free Classical style building. It retains most of the features of a shop-house property of the type and period.

Physical Description

The physical description of the subject place is given in the *data sheet* as follows,

The two storey corner building with principal facades to both William and Brisbane Streets, with ground floor shops and upper level residences, is a landmark structure on a prominent location. The ground floor shop fronts are shaded by a cantilevered awing, while the upper level vigorously modelled brick and stucco façade has a high parapet and ornate stucco decoration. The parapet steps down along William Street, and features circular and hanging festoons in the alternate triangular and curved pediments and ball finials. The corner facade has three rows of heavy stucco bands.

The windows also have stucco bands. The shopfronts and cantilever canopies also step down along William Street from Brisbane Street. Nil setbacks to both streets.

History

The history of the subject place is given in the *data sheet* as follows,

The two-storey building at 452-460 William Street was built in 1915 on part of Lot Y104. The building had shops on the ground floor with residences above for the shop tenants and their families. The place was built for Mary Kenny. The five shops were first occupied by Jack Pope, hairdresser and tobacconist (No 450), Mrs J. L. Pitt, draper (No 452), Champion Boot & Shoe Manufacturing Co, managed by Sam Lechovsky (No 454), Joshua Loong Choong, fruiterer (No 456), and, Lance & Co, chemist, proprietor F. W. Chegwiddden (No 458).

Documentary and Physical Evidence:

Physical Evidence

Inspection of Existing North and East elevations shows the buildings include the addition of rear single-leaf infill and lightweight cladding dating from circa 1980. This later addition comprises a large portion of the building below the veranda and including the fibro cement balustrade cladding. The later addition was seen to be in a dilapidated condition.

Development Application:

Demolition of Existing Fabric

1. Demolition of later addition comprising lightweight corrugated metal panels and fibro cement balustrade claddings on East and North sides of veranda.
2. No demolition of original heritage fabric. All brickwork brickwork and structural elements are retained.

Introduction of New Fabric

Replace lightweight materials with new stud-frame wall to enclose rear openings and veranda. Exposed materials will be new Hardies Flex cladding painted to match existing stucco colour visible on the building façade.

Heritage Impact Statement:

Response to Heritage Significance

Alexei Aram Haddad has taken care in their design approach to respect and enhance the heritage significance of the *subject place*.

This is evidenced in the following,

1. Demolition of existing fabric to be entirely confined to later additions.
2. Introduction of new, exterior fabric to be entirely confined to secondary and tertiary building elevations and at the location of the later additions.

This response is consistent with information contained in the *data sheet* Statement of Significance that ‘*The rear brick single leaf infilling and fibro cement balustrade cladding have little significance.*’

Minimisation of Impact

The proposed works involve the introduction of fabric that may be visible from the street, thereby giving rise to the potential for detrimental impact on heritage significance.

The fabric which may be visible from the street is in keeping with current materials and colour used on the veranda and nearby surfaces.

Per the statement of significance, the cultural significance of the *subject place* derives (in short) from its historic associations and aesthetic value as an exemplar of the Federation Free Classical style.

Introduced fabric is designed to harmonise with the forms and material finishes associated with the Federation Free Classical style.

1. New lightweight cladding material to be painted in heritage federation colour to match existing stucco on original building façade along William Street and Brisbane Street.

End of Assessment

¹ The Australian ICOMOS Charter for Places of Cultural Significance, 2013.

² REGISTER OF HERITAGE PLACES Permanent Entry DATA BASE No. 3485 Shops, 452-460 William Street.

³ Haddad, A. WORKS PLAN 24 October 2024 5:05 PM

⁴ Apperly R, Irving R, and Reynolds P, *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the Present*, Sydney: Angus & Robertson, 1989. p.184-187.