



TOWN OF VINCENT

# HERITAGE ASSESSMENT



<b>File No.</b> PRO3797	<b>Address:</b> Nos.59 -61 Brewer Street, Perth			
<b>Precinct:</b> Beaufort	<b>Place Name:</b> N/A			
<b>Locality:</b> Loton	<b>Folio:</b> 598	<b>Lot :</b> 10, 16, 17, 18, 19, and 20	<b>D/P:</b> 2456	<b>Vol.</b> 1742

## STATEMENT OF SIGNIFICANCE

The place is considered to have *some historic value* as the contextual setting of the factory premises, within a residential area is reminiscent of an early era in the development of inner city Perth.

## MANAGEMENT CATEGORY:

*The place is considered to have some historic value for the reasons outlined in this assessment. However, given that the place has had numerous changes and additions to its original layout and details over the years, as well as the absence of other cultural heritage values, it is considered that the place does not meet the threshold for inclusion onto the Municipal Heritage Inventory.*

### 1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Policy 'Heritage Management – Assessment', adopted by the Council at its Ordinary Meeting held on 17 January 2006, has been used to determine the cultural heritage significance of the place.

### 1.1 PRINCIPAL HISTORIC THEMES

- What people did for a living

#### HISTORIC SUB THEMES

- Factories

### 1.2 AESTHETIC VALUE

*(Criterion 1: It is significant in exhibiting particular aesthetic characteristics valued by the community.)*

The place is an example of Interwar Stripped Classical style architecture, however, the place is considered to have *little aesthetic value* as it exhibits few aesthetic characteristics that are valued by the community.

### 1.3 HISTORIC VALUE

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

The place is considered to have *some historic value* as the contextual setting of the factory premises, within a residential area is reminiscent of an early era in the development of inner city Perth.

### 1.4 SCIENTIFIC VALUE

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

The place has *little scientific value*. 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 Town.

## 1.5 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.)*

The place has *little social value*. It contributes in a minor way to the community's sense of place.

## 2.0 DEGREE OF SIGNIFICANCE

### 2.1 RARITY

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

The subject place is considered to have *some rarity value* as there are only a few original factory/warehouse structures, remaining in a residential setting within the Town of Vincent.

### 2.2 REPRESENTATIVENESS

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

The place is *representative* of an Interwar Stripped Classical style building.

### 2.3 CONDITION

The place is in a *fair* condition.

### 2.4 INTEGRITY

An informed statement about the integrity of the place cannot be made as it is unknown what the original usage of the place as the Western Australian Knitters Knitting Mill entailed. The place is currently being used as by the Federation Tile Factory as a show room/warehouse.

### 2.5 AUTHENTICITY

The place has a *medium degree of authenticity*. Whilst the original intent of the place is evident through the main façade along Brewer Street there have been numerous alterations and additions over the years, which have reduced its authenticity.

## 3.0 SUPPORTING EVIDENCE

### 3.1 DOCUMENTARY EVIDENCE

The subject land was originally part of a reedy edged lake known as Stone's Lake, which was named after Alfred Hawes Stone, the first Crown Solicitor. In 1854, Stones Lake and a number of other prominent lakes around Perth were drained partly to prevent flooding of the surrounding areas and also for use as market gardens.<sup>1</sup> The drained lake beds were often used for cultivation by orchardists and Chinese market gardeners. However, in the 1870s, as suburbanisation gained momentum the agricultural occupations associated with the wetlands moved further outwards from the settled area. Development became acute with the gold rushes of the 1890s.<sup>2</sup>

Four Perth suburban lots, numbered 12-15, were surveyed on the south edge of Stone's Lake, north of Edward Street in 1866. The subject place at Nos. 59-61 Brewer Street, Perth appears to have been located along the boundary of Lots 12 and 13. In 1898, these four lots were owned by Zebina Lane, an engineer and mine owner at the Great Boulder mines, and one of a number of people who made money in gold mining and reinvested it in land developments during this period of rapid residential growth in Perth. Lane was involved with the Perth (WA) Estate Company Limited, which had developed the adjoining Westralia and East Norwood Estates. Suburban Lots 12-15 were subdivided for residential

<sup>1</sup> Considine and Griffiths (1997) Dilhorn Conservation Plan

<sup>2</sup> Aris, K (1999) *Perth Oval Conservation Plan*

development circa 1902. At this time Brewer Street was created on the northern side of the development. In 1905, Frederick Owen, dairyman is listed in the street and Chinese market gardens were still being cultivated. By 1910, there were twelve residences listed for the south side of the street. In 1915, there were 16 houses in the street. The subject factory first appears in the Wise Post Office Directories in 1927 as the Western Australian Knitters Knitting Mill. The place was used for this purpose until at least 1949.

A number of manufacturing industries had emerged, within Western Australia at the end of the nineteenth and the beginning of the twentieth century. By 1906, over 13,000 people or around 15% of the state's workforce, were employed in secondary industry with some of the main manufacturing employers being timber mills (3547 workers), metal works and machinery (2453 workers), boot, clothing and dressmaking (1895 workers), printing works (1807 workers), and brick and lime works (665 workers).<sup>3</sup>

It is understood through discussions with the former owner that the place was bought by the Federation Tile Factory in 1988. Prior to this it is understood that the 1980s addition, which is accessed via Thorely Street was occupied by a Real Estate agency and the rear warehouse structure, which is also accessed off Thorely Street was used as the premises for a limousine mechanic.

### **3.2 PHYSICAL EVIDENCE**

The factory at Nos.59 -61 Brewer Street, Perth was constructed circa 1927 in the Inter-war Stripped Classical style of architecture. Each elevation comprises sections of different setbacks, ages and proportions.

The Brewer Street façade comprises three distinct components. The central component of the façade is constructed from rendered brick. It has a nil setback to the street, a stepped parapet wall with capping, which conceals a sawtooth roof. The façade has a central roller door, which is flanked on either side by a square casement window arrangement. Behind the façade the interior has been significantly altered to accommodate the Federation Tile Factory showroom. The floors comprise both tiles and timber floorboards; original brick walls and internal plaster partition walls. The original trusses from the sawtooth roof are extant and windows are extant in the vertical component of the sawtooth. The southern wall of this component of the place comprises timber framed casement window arrangements with fanlights above, which look out onto a delivery car park area.

To the west of this central portion of the facade there is a painted brick component, which is set back approximately 2 metres from the street. This portion of the building has a parapet, which is stepped with three ledges and conceals a hipped roof. There is a central set of timber double doors, which are flanked on either side by a square casement window arrangement. The lintels above the openings are evident through the paintwork. The western elevation of this section of the building runs along Pier Street and comprises six timber framed casement window arrangements. This component features timber floors. The original rear southern wall comprises timber framed casement windows, which look into a later addition dark brick and tile feature structure, which runs along the remaining portion of Pier Street. This section of the structure has a sawtooth roof and concrete floors. The eastern elevation of this section opens out into a delivery car park area. The rear southern elevation of this component abuts a right of way and comprises a red brick wall with a continuous row of timber framed windows underneath the roofline. There is a roller door and three small square aluminium windows along the western corner of the southern elevation.

The eastern portion of the Brewer Street façade is a later addition red brick with a sawtooth roof and a row of grouped aluminium square windows, with associated iron security bars. The east elevation of this latter addition runs along Thorely Street and provides a customer

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<sup>3</sup> Heritage Council of Western Australia (2004) Register of Heritage Places Assessment Documentation for Trefusis, Chapman and Jose Factory (fmr) , HCWA p.4

entrance to the existing Federation Tile Factory showroom. The elevation is roofed by three sawtooth sections and is significantly concealed from the street by vegetation. There is a car park along the south east corner of the site.

### **Streetscape**

The subject place comprises the whole portion of the section of Brewer Street between Pier and Thorley Streets in Perth. The subject place is situated directly opposite 'Members Equity Stadium'. The housing stock on Brewer Street is characterised by consistent single storey remnant cottages in the Federation style. Much of the residential accommodation has been converted into commercial/office land use activities and there is an intermittent dispersion, within the original housing stock, of multi-level commercial buildings.

There is a consistent distribution and pattern of mature Morton Bay Fig Trees on the northern side of Brewer Street, east of Pier Street. The southern side of the street contains mature native verge trees.

### **3.3 COMPARATIVE INFORMATION**

Other factories that are located within a residential setting include the former Aerated Water Factory at Nos. 35-37 Eton Street, North Perth, the former printing factory at No. 62 Robinson Avenue, Perth and the Inter-war Functionalist McKays Aerated Water Factory at Nos.10-22 Money Street, Perth.

The Inter-war Warehouse former West Australian Boot Manufacturing Company structure at No.117 Lake Street, Perth, which has recently been adapted for contemporary residential development is also comparable to the subject place.

### **3.4 REFERENCES**

Apperly, R, Irving, R and Reynolds, P A *Pictorial Guide to Identifying Architecture*, Angus and Robertson, Australia 1994.

Hocking Planning and Architecture Collaboration, *Town of Vincent Municipal Heritage Inventory - Draft Thematic History*, 2004.

Perth Water Department Metropolitan Sewerage Plans.

Stapleton M & I, *Australian Housing Styles*, The Flannel Flower Press Pty Ltd, 1997.

The Wise Post Office Directories.

Perth Water Department Metropolitan Sewerage Plans.

## Appendix 1: Themes and Sub-Themes

Theme	Sub-Theme
1. Population and settlement	<ul style="list-style-type: none"> <li>a. Aboriginal occupation</li> <li>b. Surveys and land allocation</li> <li>c. Workers</li> <li>d. Technology</li> <li>e. Government policy</li> <li>f. Depression and boom</li> <li>g. Exploitation</li> <li>h. Residential development</li> <li>i. Redevelopment and infill</li> <li>j. Refurbishment and recycling</li> </ul>
2. Transport and communication	<ul style="list-style-type: none"> <li>a. Roads</li> <li>b. Horses</li> <li>c. Rail</li> <li>d. Mail services</li> <li>e. Newspapers</li> <li>f. Telecommunications</li> <li>g. Bus transport</li> <li>h. Trams</li> </ul>
3. What people did for a living	<ul style="list-style-type: none"> <li>a. Rural activities</li> <li>b. Domestic activities</li> <li>c. Factories</li> <li>d. Retail and commercial businesses</li> <li>e. Government utilities and agencies</li> <li>f. Service industries</li> </ul>
4. What people did together	<ul style="list-style-type: none"> <li>a. Government and politics</li> <li>b. Education</li> <li>c. Law and order</li> <li>d. Community services and utilities</li> <li>e. Sport, recreation and entertainment</li> <li>f. Religion</li> <li>g. Cultural activities</li> <li>h. Health</li> <li>i. Community organisations</li> <li>j. Environment</li> </ul>
5. Outside influences	<ul style="list-style-type: none"> <li>a. Wars</li> <li>b. Other national and world events</li> <li>c. Depression and boom</li> <li>d. Transport routes</li> <li>e. Immigration</li> </ul>
6. Famous people and events	<ul style="list-style-type: none"> <li>a. Aborigines</li> <li>b. Early settlement</li> <li>c. Local heroes and battlers</li> <li>d. Famous and infamous</li> </ul>



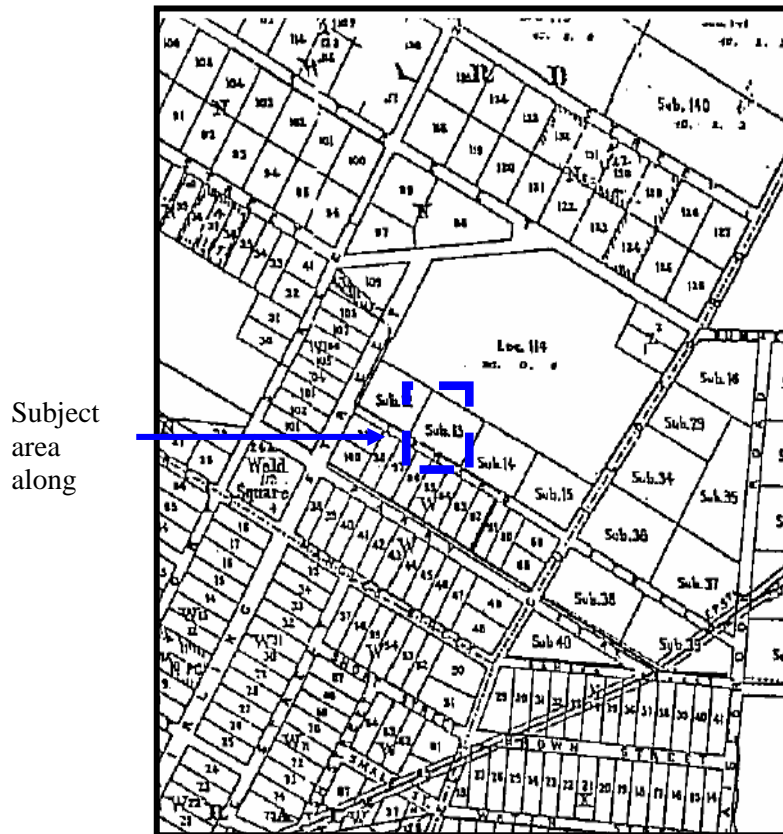


Nos.59-61 Brewer Street, Perth

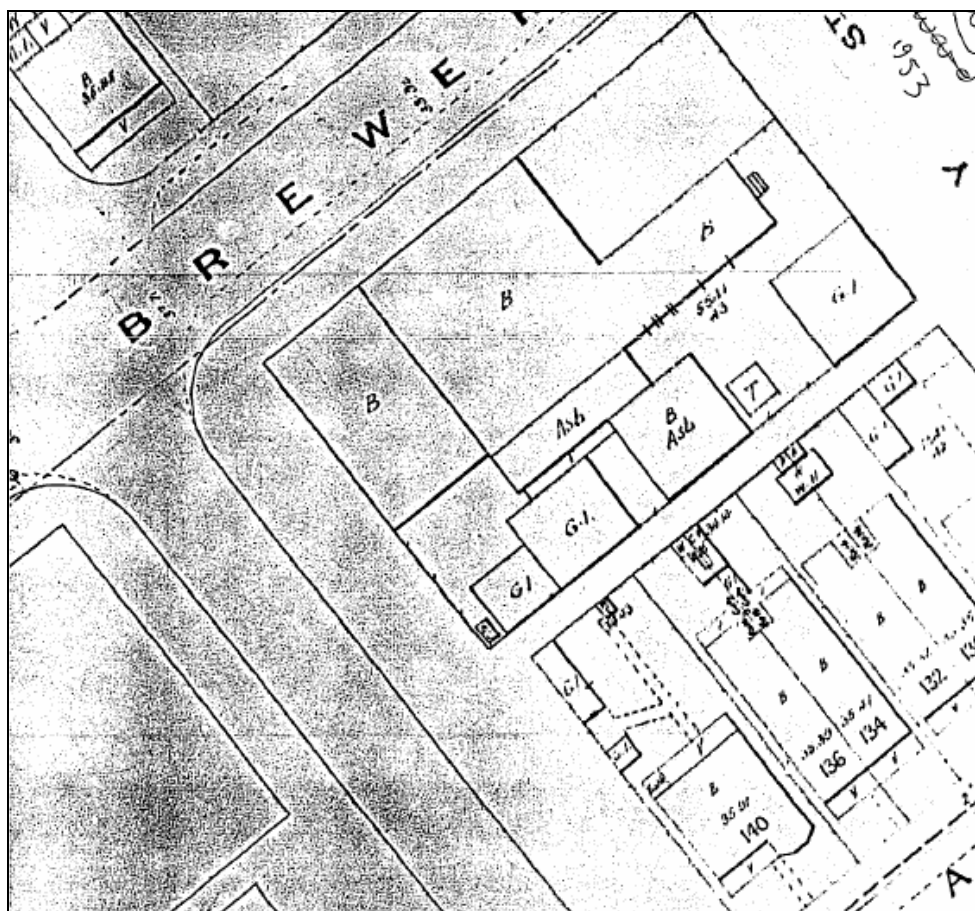


North facing elevation of Nos.59-61 Brewer Street, Perth

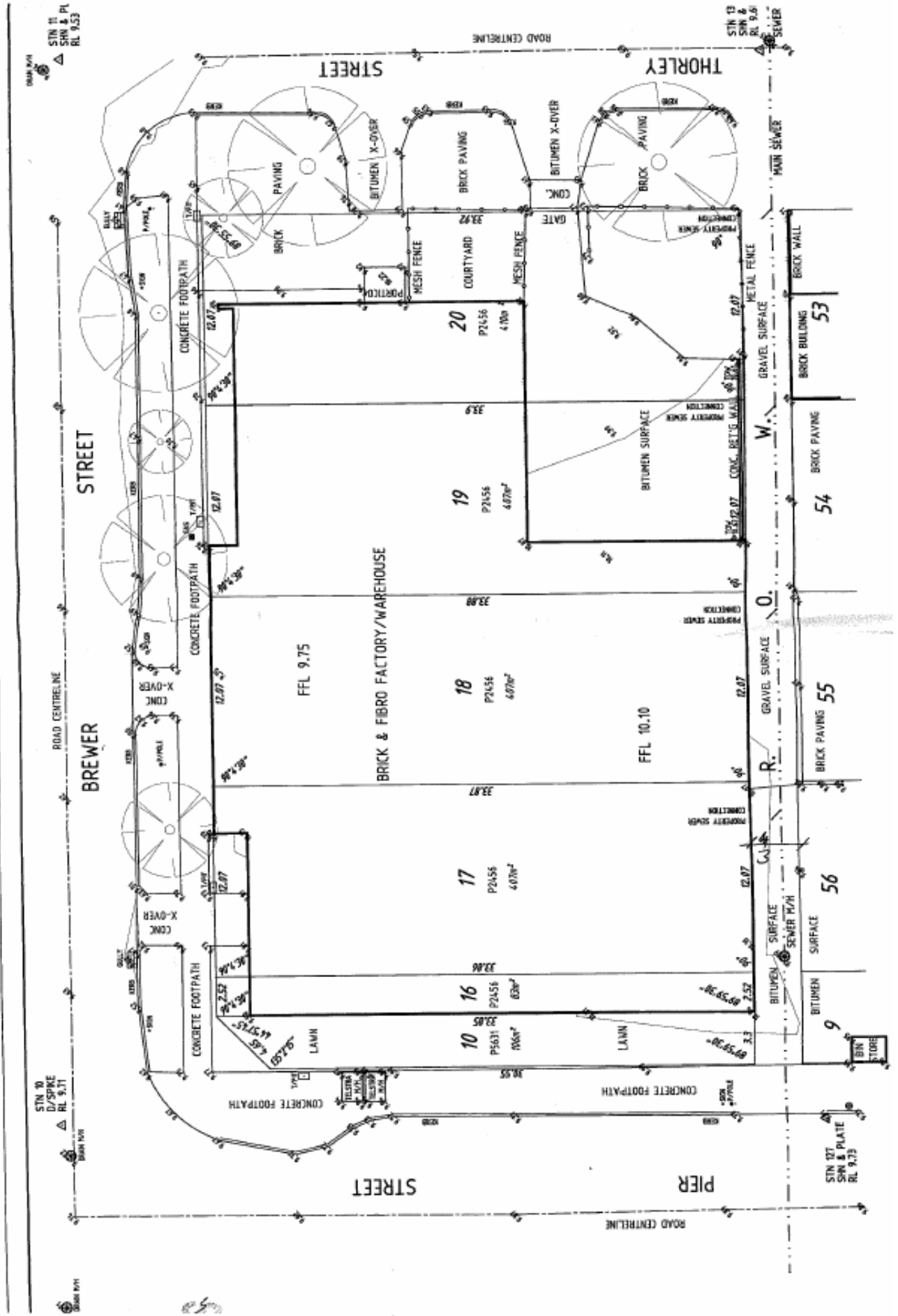




Plan of Perth c.1884 (Dilhorn Conservation Plan  
Considine and Griffiths.)



Metropolitan Sewerage Map Plan (date unknown post 1934)



Site Plan for Subject Place





North facing elevation of Nos.59-61 Brewer Street, Perth



North facing elevation (far eastern end)



East facing elevation



Southern portion of the East facing elevation



Southern facing elevation





North West facing elevation



Interior of middle section of premises



Interior portion of structure along Pier Street





Interior portion of structure along Pier Street



Interior portion of structure along Pier Street

