



TOWN OF VINCENT

HERITAGE ASSESSMENT

Item 14.13



File No. PRO0098	Address: No.536 William Street, corner Vincent Street, Mount Lawley			
Precinct: Norfolk	Place Name: -			
Locality: Alma	Folio: 132	Lot : 1	D/P: 2486	Vol. 1289

STATEMENT OF SIGNIFICANCE:

The subject dwelling at No. 536 William Street, Mount Lawley has *some aesthetic value* as an individual building displaying elements of the Federation Bungalow style of architecture, which responds to its elevated corner location.

CONSULTANT'S MANAGEMENT RECOMMENDATION:

Draft Municipal Heritage Inventory (Hocking Planning & Architecture) - Management Category B ("Conservation Recommended").

OFFICER'S MANAGEMENT RECOMMENDATION:

Do not include the place from the Town's Municipal Heritage Inventory - The place is considered to have some aesthetic value for the reasons outlined in this assessment. However, given the strong representation of this type of architecture already on the Municipal Heritage Inventory and broadly within the Town of Vincent, as well as the absence of other cultural heritage values, it is recommended that this place not be included on 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

- Population and Settlement

HISTORIC SUB THEMES

- Residential development

1.2 AESTHETIC VALUE

The place has *some aesthetic value* for its contribution to its setting, in terms of its complimentary qualities on the elevated corner, looking towards Hyde Park. This setting however has been somewhat reduced by nearby flats constructed in 1972 and is enhanced by its current garden presentation.

1.3 HISTORIC VALUE

The place has *little historic value* as it plays only a minor role in the evolution or pattern of history in the Town of Vincent. No specific links of historical importance have been established with the place.

1.4 SCIENTIFIC VALUE

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

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**

The place is *not rare* and does not represent any aspect of cultural heritage of the Town of Vincent that may be endangered.

2.2 REPRESENTATIVENESS

The place is a *good representative* example of a Federation Bungalow. Its Federation Bungalow features are enhanced by its picturesque garden and elevated position on the corner.

Condition, integrity and authenticity are not determining factors in the assessment of cultural heritage significance. These comments have been included for completeness of assessment.

2.3 CONDITION

The place is in *good condition*. Some parts are in need of general repair and maintenance, according to the owner.

2.4 INTEGRITY

The place has a *high degree* of integrity, as it continues its intended function as a single residential building.

2.5 AUTHENTICITY

The place has a *medium to high degree* of authenticity, as the place presents itself in its original state. Some alterations by the owner over the years have diminished its authenticity in parts.

3.0 SUPPORTING EVIDENCE**3.1 DOCUMENTARY EVIDENCE**

Wise's Post Office Directories show Mr Ernest E Aspinall as living in the place from its construction in about 1913 to the early 1940s. Ernest Aspinall was a Freemason and was a member of the Hall Committee for construction of the Northern Suburbs Masonic Hall in 1928. During the 1940s various other people lived in the dwelling, including Valaria Snow and Leonard Kelly. The current owners purchased the property in the early 1950s.

3.2 PHYSICAL EVIDENCE

The place is a single storey Federation Bungalow situated on the north east corner of Vincent and William Streets, Mount Lawley. Its overall design responds to its corner location, as was common with the asymmetrical Federation Bungalow designs.

The place is constructed of red brick with two white painted banding, a hipped tiled roof, crippled return verandah and projecting gables to both street frontages. The front door faces William Street, adjacent to which is a large circular glass window and two additional floor-length sash windows also open onto the verandah. The

verandah ceiling is timber boards. Limestone block foundations have been painted white. A corner window assembly of six casements wraps the corner of the house under the verandah. A bay window also exists under the gable facing William Street.

The front garden is accessed via the truncated corner gate set in a low brick wall, which has been added at a more recent date. A driveway runs off William Street behind the house.

Discussion with a family member of the owner indicated the change from a timber verandah floor to a concrete floor occurred in 1956, along with the installation of the curved and curbed front path and steps, which are currently visible. At the same time, the timber verandah balustrade was replaced with narrow metal railing and geometric fret work.

3.3 COMPARATIVE INFORMATION

There are numerous examples of Federation Bungalows dating circa 1910 in the Town of Vincent, some of which respond in design to being positioned on a corner location. Many comparable places have gables addressing more than one street frontages, wrap around verandahs, red brick with white banding, feature windows and elevated positions, including;

No.186 Vincent Street
 No. 105 Vincent Street
 No.154 Vincent Street
 No.136 Vincent Street
 No.34 View Street
 No.17 Alfonso Street

3.4 REFERENCES

Draft Municipal Heritage Inventory Place Record Form (Hocking Planning & Architecture, 2006)

Perth Water Department Sewerage Plans

City of Perth Building Licence Archive Cards

Wise's Post Office Directories.

3.5 PROVISIONAL NOTES

This assessment was undertaken without a comprehensive site inspection. Photographs have not been taken of the place, at the request of the owner. Several meetings with relatives of the owner of the property have occurred with the Town's Officers over the period of July 2006 to January 2007.

Appendix 1: Themes and Sub-Themes

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



No.536 William Street (corner Vincent Street) - south elevation (Vincent Street)



No.536 William Street (corner Vincent Street) - aerial view (2006)