

WEST AUSTRALIAN BOOT MANUFACTURING COMPANY (FMR), PERTH



PLACE INFORMATION	
Place name	West Australian Boot Manufacturing Company (fmr)
Other names	
Place type	Individual building or group

HERITAGE LISTING	
State Heritage Office ID:	8717
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	117 Lake St
Locality	Perth
Survey	
Vol/folio	
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Moderate</p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.</p>
Management category	<p>Category 3</p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.</p>
Statement of significance	<p>The place is a good example of robust Federation/Interwar Warehouse style adapted for contemporary residential development.</p> <p>This place is a landmark in the streetscape for its bulk, scale, prominent façade and location on the front property boundary.</p> <p>The former West Australian Boot Manufacturing Company structures have historic value for their association with the major manufacturing operation and employer which operated at this site throughout the majority of the 20th century.</p> <p>The place has historic value as a demonstration of manufacturing which was common north of the city centre. Its adaptation to residential use provides an understanding of the change of uses in the district.</p> <p>This place is valued by the community for the continuity of its presence in the streetscape which contributes to the community sense of place.</p>

PLACE USE	
Original use	Industrial/Manufacturing: Other
Current use	Residential: Flats/Apartment Block
Other use	
CONSTRUCTION DETAILS	
Construction date	1910; c1920; c1925; 1999
Walls	Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Warehouse
Physical description	<p>The former factory building is a typical utilitarian factory and warehouse building of its time, with red brick pilasters and a stucco parapet into which the company's name is embossed.</p> <p>The two storey building is partially set below street level, so that the first floor is set just above street level and the ground floor appears as a basement, possibly for the storage of leather.</p> <p>Entry is gained through a door at street level. The door has a moulded stucco surround embellished by an entablature. The adjoining yard and warehouse has a grandly scaled brick wall the width of the street frontage, with a rendered base to the height of the office building's first floor level, rendered pilasters and a rendered capping with parallel label moulds running the length of the façade.</p> <p>The wider third bay of the wall houses sliding doors, solid to the bottom half and open in the upper half. The original factory building was a simple single storey brick building in Newcastle Street. The place has been converted into residential units.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION
<p>The Western Australian Boot Manufacturing Company was established in 1907, in King Street, Perth under Managing Director William Robert Taplin. The other directors were Messrs Robinson, Edgar, Lilliam, Arcus, William Smight, Rochard Logan and William Dudney. The early success of the company was mainly due to Taplin's energy and expertise.</p>
<p>In 1910, the Company purchased part of Lot N42 (Lots 1-4), 274 - 280 Newcastle Street, beside the Newcastle Club Hotel (fmr) (P2082). The PWD sewerage plans, City of Perth & Suburbs 1897 shown this block as the only one vacant along this portion of Newcastle Street.</p>
<p>A single storey brick factory with 4,000 square feet (370sqm) of floor space was built on this block with a cellar at the rear for storing leather in a cool atmosphere. The factory itself was equipped was 'modern' machinery driven by a 5.25 horse-power motor.</p>
<p>By 1913, the Company employed around fifty people and was producing over 100,000 pair of boots a year. It produced heavy and medium weight footwear for men, women and children, including the Harvester brand boot, which was popular in rural areas. The factory building was extended to the rear of the lot by the 1920s and the adjoining land at No. 117 Lake Street (Lots 5-9) was acquired.</p>
<p>A two-storey building was constructed on the new site and in 1925 Wise's Post Office Directories listed the company on this site. No. 117 Lake Street was for the first time, indicating it was erected in 1925 or just before. The original single-storey factory building at No. 274 Newcastle Street and the new two-storey building at No. 127 Lake Street formed an L-shape around the Newcastle Club Hotel on the corner. The Boot Manufacturing Company occupied the premises until the 1980's. No details of the architect or builder for the various stages of the factory have been determined.</p>
<p>The buildings (a factory ,warehouse and office/showroom) were then vacant for some years until the late 1990s, when they were recycled for a residential development by the Giorgi Group. The Giorgi Group, which had owned the premises for some time, developed 16 townhouses in all, eight of which were inside the shell of the old boot factory and 10 more on the adjoining site, which was formerly the Napoli Pasta Factory.</p>

HISTORICAL INFORMATION

The architect for the conversion was Brian Klopper of North Fremantle. The project received approval to go ahead in 1998 and was completed in 2000. Since that time the place has undergone minimal change and remains a residential complex.

Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	Mark Day	Owner and occupier
	John Sergeant	Occupier
	Mark Keddy	Occupier
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

