



TOWN OF VINCENT

HERITAGE ASSESSMENT



File No. PRO4462	Address: No. 288 Lord Street, Highgate		
Precinct: Banks	Place Name: N/A		
Locality: N/A	Folio: 120	Lot : 123	D/P: 4540 Vol. 655

STATEMENT OF SIGNIFICANCE

The place has *little* significance and does not meet the threshold for inclusion on the Municipal Heritage Inventory.

MANAGEMENT CATEGORY:

Not applicable

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

- Retail & Commercial Businesses

1.2 AESTHETIC VALUE

The place has *little aesthetic value*. The place exhibits limited aesthetic characteristics valued by the community.

1.3 HISTORIC VALUE

Whilst the place has played a continual role in providing commercial services along Lord Street, formerly part of Guildford Road, for almost 100 years, no specific links of historical importance have been established with the place. As such, the subject place has *little historic value* as it plays only a minor role in the evolution or pattern of history in the Town of Vincent.

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 representative of the Stripped Commercial style of architecture.

2.3 CONDITION

The exterior of the place appears to be in *fair condition* whilst the interior of the shop appears to be in *poor condition* as the floorings have been largely damaged.

2.4 INTEGRITY

The place has a *low to medium level* of integrity as the place is no longer used as a shop or dwelling and it is currently vacant.

2.5 AUTHENTICITY

The place has a *moderate level* of authenticity as there have been some modifications made over the years, including the construction of a new shopfront and a parapet in the 1960-1970s, as well as changes to the façade of the building such as rendering and paintwork.

3.0 SUPPORTING EVIDENCE

3.1 DOCUMENTARY EVIDENCE

The area currently known as Highgate is bounded by Lincoln, Lord, Harold and William Streets. It is believed to have been named 'Highgate Hill' after the town of Highgate in Kent, England. The subdivision of Highgate Hill was one of the first suburbs on the north of Perth. Between 1891 and 1919 subdivisions grew gradually and many of the estates were owned and maintained by the developers. In the short period post World War I and the late 1920s there was a building boom where residential infill occurred.¹

Lord Street, in which the subject property was located, was originally known as Guilford Road, as it was the main thoroughfare to the settlement of Guildford. It was also known as Old Guildford Road before being renamed Lord Street circa 1903. The subject property was first built circa 1898, following the establishment of the Westralia Estate in 1895, on part of Location A4 on the western side of the Fremantle-Guildford Railway line, in the Perth area. The subdivision was carried out by the Perth (WA) Estate Company Limited and was a result of the population boom created by the gold discoveries in the State. The 1897 Perth Sewerage Maps indicate that in the early Gold Rush Period there was little residential development at the northern end of the Lord Street (then known as Old Guildford Road). By 1915 Lord Street was approximately fifty percent built out.²

In 1898, the Wise's Post Office Directories first listed John Wilson Dewar, a grocer, as the resident at the subject property along Old Guildford Road (now Lord Street) however no street number is located. In 1899, another grocer William Leman took up the residency at the subject property and the Norwood Hotel opposite to the subject property is first listed in this year. William Leman remained in residency until 1900. Between 1900 and 1903, the subject property was occupied by the grocer Arthur Smith.³

Old Guildford Road became incorporated with Lord Street in 1903. In this year, the Wise's Post Office Directories listed George Hosgood, a grocer, as the occupant at the subject property however no street number is located. The subject property was listed as No. 372 Lord Street between 1904 and 1907 in the Wise's Post Office Directories, with George Hosgood as the occupier.

¹ Town of Vincent Local Studies, *A Brief History of the Suburb Highgate*, 2005.

² Hocking Planning & Architecture Collaboration, *Town of Vincent Municipal Heritage Inventory - Draft Thematic History*, 2004, p.53.

³ H. Wise & Co., The Western Australian Post Office Directories.

The subject property was occupied as a grocery throughout the early years until 1924. In 1908 the street number of the subject property changed to No. 288 Lord Street with the same occupier George Hosgood. George Hosgood stayed in residency until 1909 when his wife Mrs. A. Hosgood, a grocer, is first listed as resident in 1910. The grocers listed between 1910-1924 included Mrs. A. Hosgood (1911, No. 288-290 Lord Street), Thomas Lloyd (1913), John T. Forden and Mrs. P. Forden (1914, No. 288-290 Lord Street), John E. Johnson (1916-1922, No. 288-290 Lord Street) and S. G. Thompson (1923-1924, No. 288-290 Lord Street).

Between 1925 and 1931 the subject property at No. 288 Lord Street was run by a number of hairdressers and tobacconists whose turn over was fairly rapid. The occupants included Arthur George Batten (1925), Roger Stewart (1926), Cliff Derby (1927), Mrs. Ivy O'Brien (1928-1929), Gerald Quinlan (1930) and William Heaton (1931).

From 1932, several newsagents and tobacconists are listed at No. 288 Lord Street included Jas. L. Larkin (1932), Mrs. M. McMurray (1933-1935) and Mrs. Emeline George (1936-1938).

Starting from 1939 the subject property was occupied by different fishmongers included Ernest Sharp (1939), Leonard & Lascelles (1940), George Roeggue (1941), Mrs. Christina Nicholas (1942) and John Yiannakis (1944-1947). In 1949, when the publication of the Directories ceased, the subject property was occupied by a bootmaker Russell Parker.

A Certificate of Title was found which provide an insight in to the ownership of the subject lot. The subject lot was first transferred to James Michael McEncroe however the year of transferral is unclear. James Michael McEncroe died in 1942 and the subject lot granted to Mary Elizabeth McEncroe in 1943. The subject lot was then transferred to Veronica Josephine Gallagi and Russell Parker in 1956 and 1958 respectively.⁴

A Sewerage Plan dated circa 1897-1900 reveals that there was a building on the subject lot at the northeast intersection of Old Guildford Road (now Lord Street) and Windsor Street, which was opposite to the Norwood Hotel at the southwest intersection of Old Guildford Road and Windsor Street.⁵ The compilation of the above information suggests that the subject property at No. 288 Lord Street was built circa 1898, just a year before the opening of the Norwood Hotel.

A Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated June-July 1953 indicates that a brick building occupied the corner of the northeast intersection of Lord and Windsor Streets. There was a verandah that wrapped around the protruding perimeter of the truncated corner at the intersection. A smaller verandah, faced Lord Street, and was located to the north of the main building. Along the Windsor Street frontage, a galvanized iron structure was shown on the Plan. There were several additions at the rear of the main building included a galvanized iron and two weatherboard structures. Another weatherboard outbuilding was evident at the rear of the backyard.⁶

Although no original plan for the subject property was located, the City of Perth Building Licence Cards show that W. W. Owen and J. Forden submitted a planning application to undertake construction work in 1906 and 1916 respectively. It is believed that numerous alterations have been undertaken to the shop and dwelling over the years.

Two Building Licence Plan illustrating later alterations and additions to the house was also found. The Plan dated 11 November 1960 shows that Quality Shopfitters, the contractor,

⁴ *Certificate of Title*, Vol. 655, Folio 120.

⁵ An old Sewerage Plan dated 18 August 1897, PWD5647, sheet number 7, see appendix 2, figure 2.

⁶ A Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated June-July 1953, sheet number 106, see appendix 2, figure 3.

submitted an application to the City of Perth proposed to undertake alterations to the shop front and verandah awning at No. 288 Lord Street. The plan and letter attached to the application indicate that R. Parker, the then owner of the subject place, proposed to construct a new shopfront with bright stainless steel moulding and polished plate glass. A pair of doors, with polished merranti door frame and louvers, was also proposed. The owner planned to make a sand finish rendering above tiles to awning ceiling, a sand finish parapet, concrete footings throughout frontage, a new stall riser and a parapet wall.⁷ An external inspection undertaken on 6 November 2008 indicated that the works were constructed.

A Building Licence Plan dated 10 April 1975 illustrates that the boot maker Russell Parker proposed further alterations to the property, this time for brick additions to the rear of the existing dwelling. The owner also proposed to build a new roof for the shop which included a brick parapet. A plan accompanied with the application reveals the interior layout of the subject property. There was a shop located on the truncated corner at the intersection of Lord and Windsor Streets, with a residential dwelling attached to the north of the shop. The dwelling had a front verandah and two bedrooms. There were a kitchenette to the east of the shop and a laundry, bathroom, water closet and rear verandah at the rear of the building.⁸

3.2 PHYSICAL EVIDENCE

The subject brick and tile place at No. 288 Lord Street, Highgate was built in the Stripped Commercial style of architecture circa 1898. The Stripped Commercial style of architecture is a simplified and stripped back style of the period which features modest building materials, simple plan forms and usually intended to be highly visible.⁹ The subject property has been used continuously for commercial and residential functions of various kinds since its construction and hence the external façade and interior layout have been altered and modified over the years.

An external inspection was undertaken on 6 November 2008 for this assessment and it is evident that the shop has been left in an uninhabited state and has not been maintained for a long period.¹⁰ The single storey former shop has a nil setback to the street, with a former residence, which is recessed to the northern side of the shop behind a front verandah. The single storey shop is asymmetrical about the truncated corner, with different length facades to each street frontage. The main shop entry is recessed on the truncated corner which features a pair of timber framed glass doors, with two green painted concrete steps leading up to it. There are wrought iron frames across the windows up above the doors. The shopfront facing Lord Street features two large flush paned windows with brass window frame. The shop dado detail below the shopfront glazing features glazed blue ceramic tiles, which was renovated in 1960. The other shopfront facing Windsor Street has similar features however the windows are framed with white metal which are flanked with a white rendered wall.

A cantilevered awning with a suspended boxed canopy extends around the truncated corner and both shopfronts carries the name of the place as “Norwood Shoe Repairs, Bootmaker” which is handwritten and painted in white against a green painted background. The parapet is a simple brick design which was constructed in 1960 and altered in 1975.

The interior of the shop is in a poor condition with the timber floor damaged and the structure underneath exposed. The walls are all painted in blue with the ceiling in cream white. A four panelled wooden door, a wooden sliding door and geometric ceiling roses remain insitu.

⁷ Building Licence Plan dated 11 November 1960, see appendix 2, figure 4.

⁸ Building Licence Plan dated 10 April 1975, see appendix 2, figure 5.

⁹ *Town of Vincent Municipal Heritage Inventory- Style Guide*.

¹⁰ See Existing Plan dated 24 June 2008, appendix 2, figure 6.

Along Lord Street attached to the north of the subject place there is a former residential brick dwelling with a corrugated iron hipped roof. The dwelling is delineated from the footpath by a steel mesh gate and the verandah is supported by green painted steel posts. The dwelling features face brickworks, a white painted wooden entry door with a fanlight and a double sash window. The word "Shoe Repair" and "Bootmaker" were printed in uppercase on the front Lord Street façade and the northern elevation respectively.

Along the Windsor Street frontage to the east of the shopfront, there is a brick wall along the road which is approximately forty brick course high. The remainder of the subject lot is surrounded by vertical corrugated fibrocement sheetings.

Streetscape

This section of Lord Street is eclectic with a range of building types, varying in size and setback. The Norwood Hotel that was located at the southeast intersection of Lord and Windsor Streets which was built in 1898, has been demolished and the lot remains vacant. The adjacent lands to the northeast of the subject property along Lord Street, including No. 296-306 Lord Street, is currently vacant, making the subject property the only extant building along this section of Lord Street.

3.3 COMPARATIVE INFORMATION

Other shops with residence attached that are comparable to the subject place include: the Stripped Commercial shop at No. 50 & 52 Grosvenor Road, Mount Lawley and the Interwar Art Deco-retail shop at No. 45-45A Hobart Street, Mount Hawthorn.

3.4 REFERENCES

A Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated June-July 1953, sheet number 106.

An old Sewerage Plan dated 18 August 1897, PWD5647, sheet number 7.

Building Licence Plan dated 11 November 1960, 10 April 1975.

Certificate of Title, Vol. 655, Folio 120.

Existing Plan dated 24 June 2008.

H. Wise & Co., *The Western Australian Post Office Directories*.

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

Town of Vincent Local Studies, *A Brief History of the Suburb Highgate*, 2005.

Town of Vincent Municipal Heritage Inventory- Style Guide.

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

Appendix 2: Plans

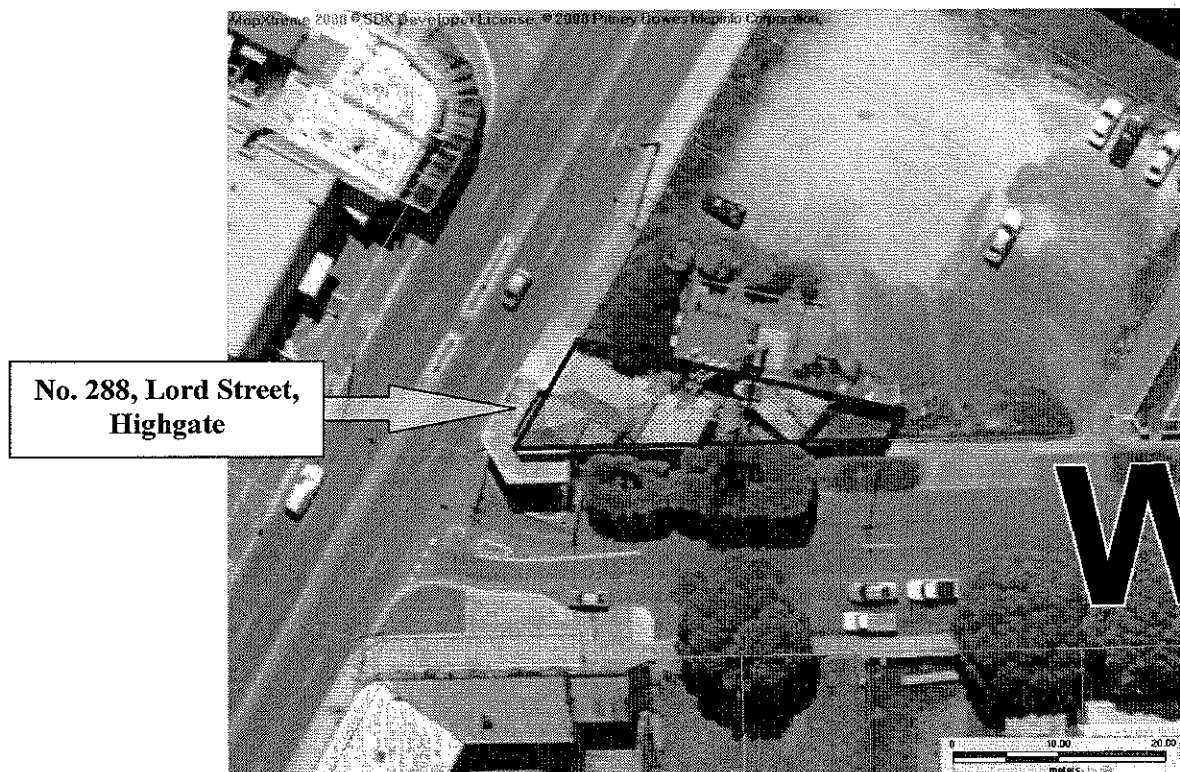


Figure 1: Town of Vincent, IntraMaps Aerial Photography, 2006.

Appendix 2: Plans

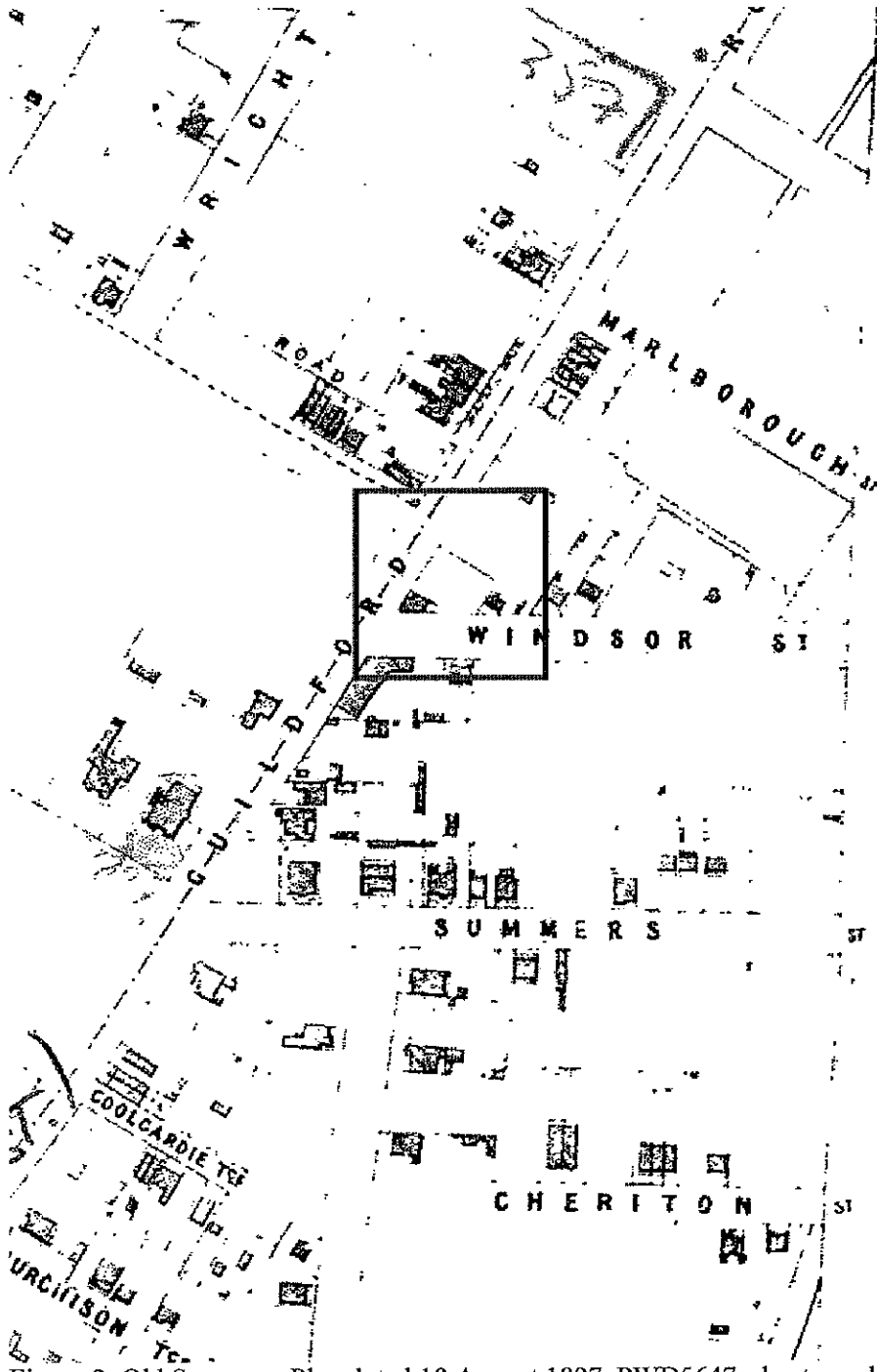


Figure 2: Old Sewerage Plan dated 18 August 1897, PWD5647, sheet number 7.

Appendix 2: Plans

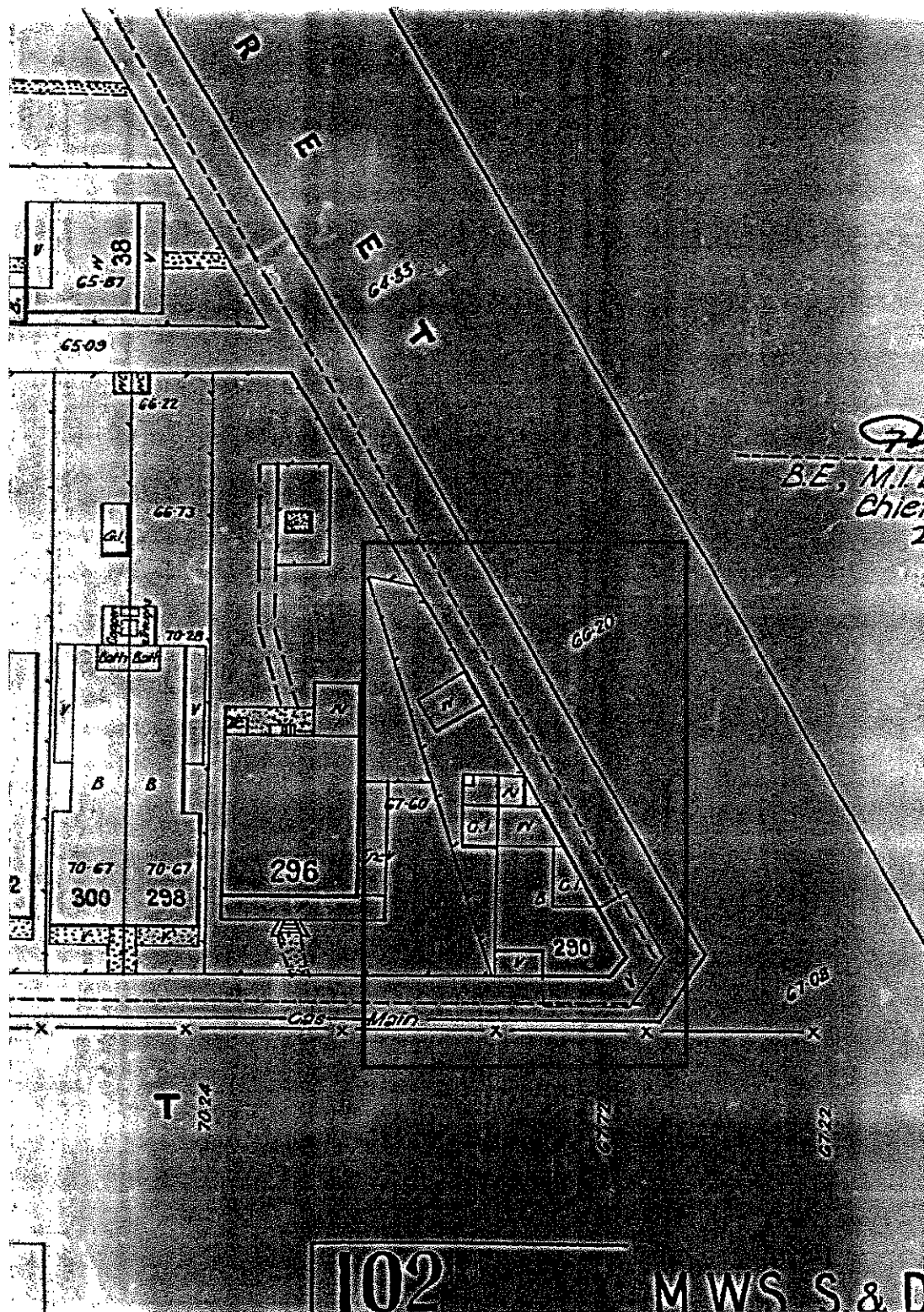


Figure 3: A Metropolitan Water Supply Sewerage & Drainage Department (MWSSD) Plan dated June-July 1953, sheet number 106.

Appendix 2: Plans

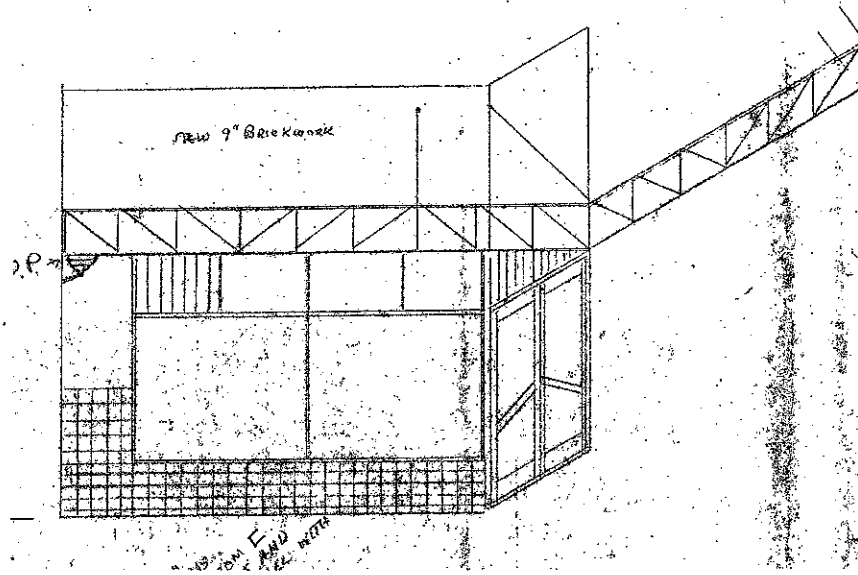


Figure 4: Building Licence Plan dated 11 November 1960.

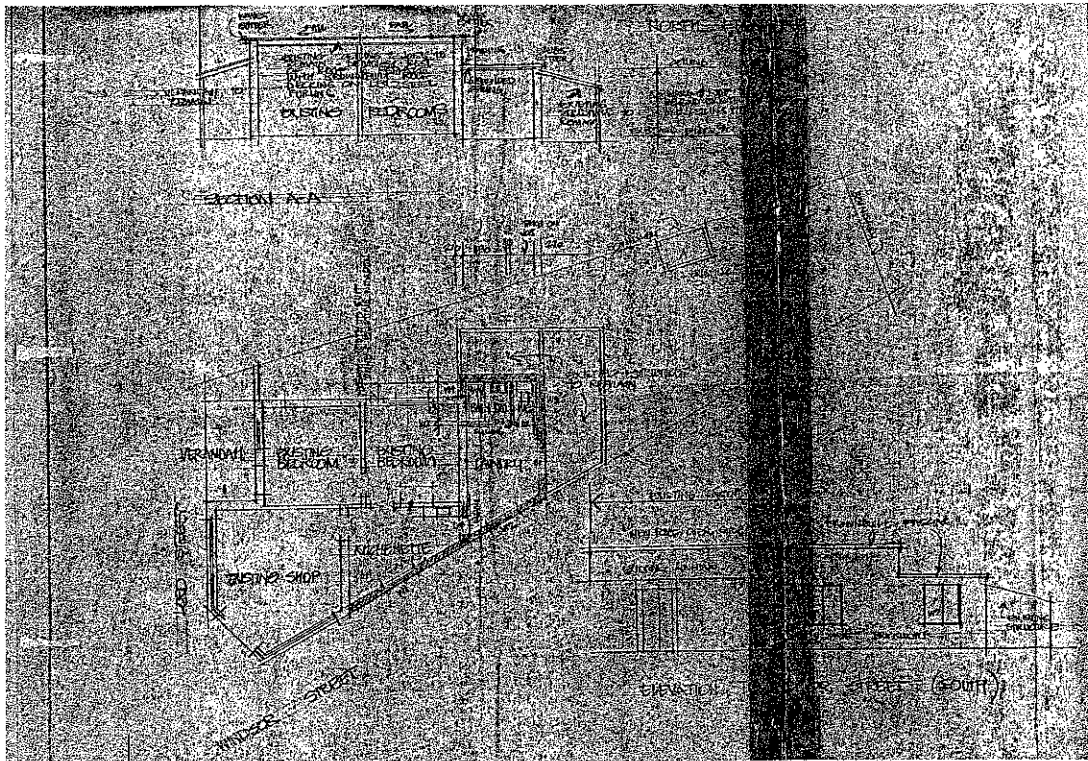
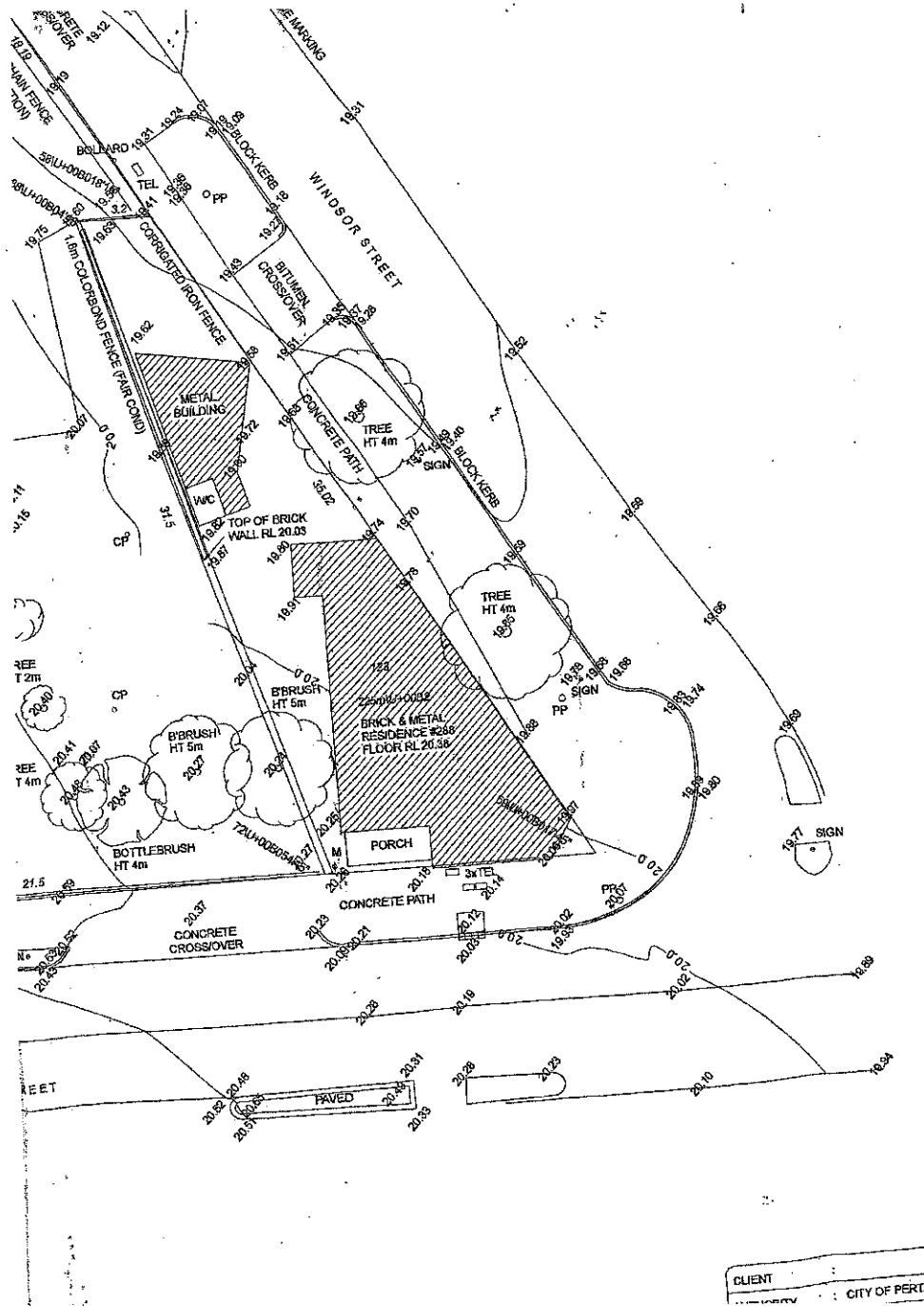
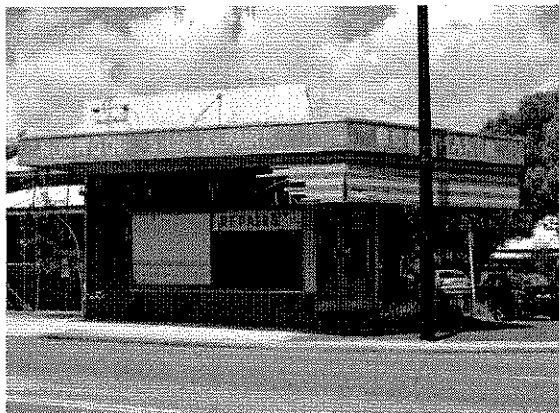


Figure 5: Building Licence Plan dated 10 April 1975.

Appendix 2: Plans



Appendix 3: Images



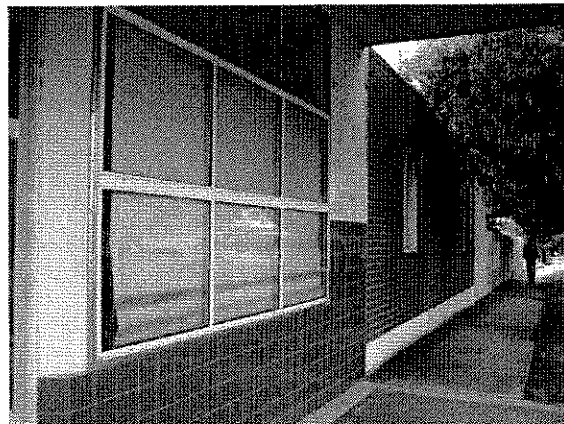
Northwest elevation



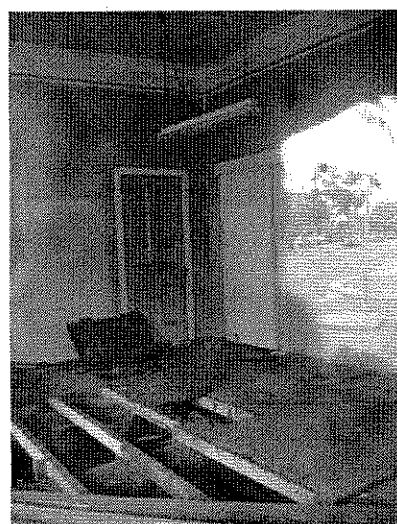
Shop front at truncated corner



Shop front along Lord Street



Shop front along Windsor Street

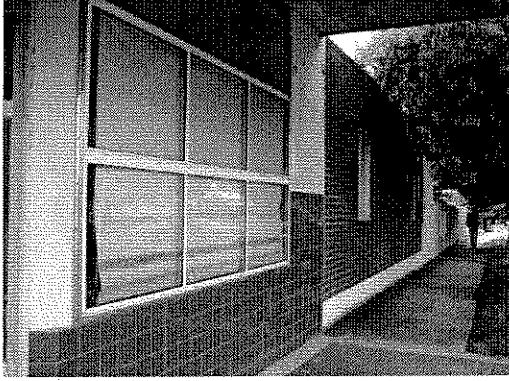


Interior

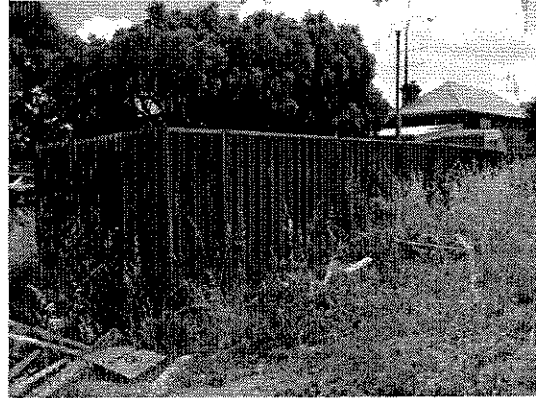


Brick dwelling to the northeast of subject property

Appendix 3: Images



Shop front along Windsor Street



Rear elevation along Windsor Street