



No. 332 (Lot Y105) Charles Street, North Perth

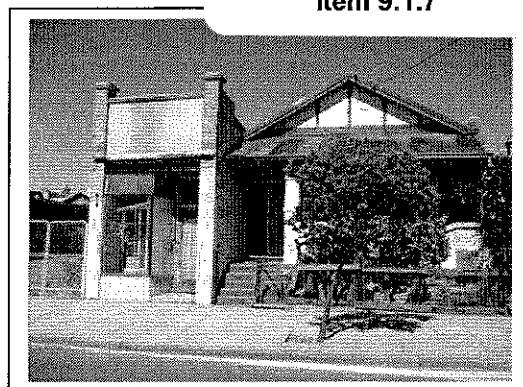


No. 332 (Lot Y105) Charles Street, North Perth



TOWN OF VINCENT

HERITAGE ASSESSMENT



File No. PRO 4074	Address: No. 332 Charles Street, North Perth			
Precinct: Charles Centre	Place Name: N/A			
Locality: N/A	Folio: 552	Lot: Y105	D/P: 1823	Vol. 1081

STATEMENT OF SIGNIFICANCE

An updated Heritage Assessment on the subject place indicates that in accordance with the Town's Policy relating to Heritage Management - Assessment the shop and attached dwelling has *little cultural heritage significance* and does not meet the threshold for entry onto the Town's Municipal Heritage Inventory.

MANAGEMENT CATEGORY:

It is recommended that the place is deleted from the Town's Municipal Heritage Inventory. The place, whilst represents a way of life indicative of the 20th century demonstrating the construction of a shop/local business, which serviced the community that was built in conjunction with a residential dwelling, the place has insufficient original detail, functionality, structural references nor relates clearly to its historic associations as a result of its low integrity and low authenticity.

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 *little aesthetic value*. The place as a shop and attached bungalow exhibits limited aesthetic characteristics valued by the community.

1.3 HISTORIC VALUE

The place whilst has *some historic value* for representing a way of life indicative of the 20th century through demonstrating the construction of a shop/local business, the place has insufficient original detail, functionality, structural references nor relates clearly to its historic associations as a result of its low integrity and low authenticity.

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**

Whilst the shop and attached dwelling is becoming less common within the locality, it is considered that 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 has *some representative value* demonstrating the construction of a shop/local business, which serviced the community that was built in conjunction with a residential dwelling.

2.3 CONDITION

An internal site visit undertaken on 20 November 2008 indicated that the dwelling was in a poor condition.

2.4 INTEGRITY

The place has a *low degree of integrity*. Whilst features of the building demonstrate its use as a shop and dwelling the poor condition and years of vacancy have served to diminish the integrity of the building.

2.5 AUTHENTICITY

The dwelling is considered to have a *medium degree* of authenticity. The presentation of the dwelling and attached shop to the street continues to demonstrate its intent as a Inter - War Stripped Classical shop with attached dwelling, however the poor condition of the place and the changes and deterioration to internal spaces and detailing have served to diminish its authenticity.

3.0 SUPPORTING EVIDENCE**3.1 DOCUMENTARY EVIDENCE**

The earliest subdivisions developed in the area now known as North Perth in 1898 by Solomon Herman's Gold Estates of Australia, which acquired Lot 653 from heirs of Farmer's estate. The first subdivision was called Percy Estate. It covered an area south of Angove Street (named for surveyor William Angove), and included Olive, Peach, Vine and Persimmon Streets. Angove Street was angled across the subdivision to link Fitzgerald Street with Scarborough Beach Road. The second subdivision was called Woodville. This was in the triangle formed by Angove, Farmer and Parker Streets. Other early estates were Christmas Hill, Toorak, Forrest Hill, Lurline Park, View Park, North Perth Estate and the Monastery Grounds Estate.

Initially called Woodville and Toorak after the early estates, it was not until circa 1901 that the area was named North Perth. The area was seen as a good place to live as housing was relatively cheap, and it was in walking distance from the city. North Perth was then on the outskirts of the Perth metropolitan area, with bushland extending from the suburb limits. By 1903 subdivision had gone on so rapidly that North Perth's street plans extended to the junction of Walcott Street and Wanneroo Road.

Much of the housing in North Perth was built between 1895 at the beginning of the Gold Rush period in Perth to 1935 prior to the outbreak of World War Two. Angove

Street was a commercial centre of the suburb and included the Police Station. View Street housed many of the public buildings.

Charles Street, then known as Wanneroo Road became a well-used thoroughfare in the 19th Century as it led to the northern track along which farmers carried their produce from their farms in the north to the Perth markets. In response to this, businesses opened along Wanneroo Road, often in the form of small shops at the front of existing homes or alongside. In this case the owner of the subject house and attached house, Mark Whiskin, would have been catering to the increase in population in the area and the increased spending power during the 1920s World War I boom.

The Perth Water Metropolitan Sewerage Plans indicate that the first building to occupy the site was a weatherboard dwelling that had a nil setback to Charles Street and a verandah to the rear of the property. The Wise's Post Office Directories indicate that John Gordon was in residence in 1922 and from 1917 to 1920 Mrs Louisa McNauall is listed as renting the property. In 1916 the dwelling was occupied by Geoffrey Grant then numbered 126 and in 1914 Mrs M McNamara. Prior to this there is no street numbering along Charles Street from Angove to Albert Street, which makes it difficult to decipher the occupants during this time. It can be assumed however that the weatherboard cottage that first occupied the site was constructed at the turn of the 20th century. The Wise's Post Office Directories also reveal that the weatherboard cottage was vacant for several years from 1923-1926. It is inferred that the weatherboard cottage was demolished to make way for a new dwelling during this period.

In 1920, the Perth rates books listed Mark Whiskin as owning a house on the site, which was rented by Mrs Louisa McNauall until 1921. At that time there were two grocers, two butchers a boot maker and a confectioner between Nos. 300 and 348 Charles Street indicating that a shopping strip was developing.

In 1927, a shop and bakehouse were listed for the first time at No. 332 and as being owned and operated by Mark Whiskin. In 1932, the Building Licence Plans shows that a new dwelling was constructed adjacent to the existing shop.

Mark Whiskin and his wife Elizabeth moved from Victoria to Kalgoorlie in the mid 1890s for a short period before moving to Perth where they initially operated Whiskin's Bakeries in North Perth. Their first store was at No. 5 Kadina Street. The Wise's Post Office Directories indicate that in 1927 the Whiskin's set up the bakery in at the subject place along Charles Street. It is understood that Mark would not sell the Kadina Street property to Browne's Dairy and his daughter, Alma purchased it for £270 in 1927. Mark Whiskin died in the Claremont Asylum and was buried at the Wesleyan Cemetery, Karrakatta in 1931. Following her husband's death Elizabeth lived and worked with her sons in their bakeries at Albany, Norseman and Wundowie. The bakery at No. 332 Charles Street was sold in 1938.¹ Following this time the Wise's Post Office Directories indicate that Harvey and Sons Bakery operated at the subject place from 1939 to 1944 when Sexton and Sons operated a bakery from the place. From 1945 to at least 1949 Ivan Velvic was listed as occupying the subject place.

The laneway system at the rear of the house and shoo must have been of some advantage to the bakers for it had two points of access to Angove Street. Also No. 332, being situated close to the corner of Angove Street, meant that any tenant and the residents would have been able to take advantage of the North Perth tram service which was extended to Charles Street in 1927.

¹ 'James Mark Whiskin and Elizabeth Mary Matthews'

Although no original plan was located for the shop, the Building Licence Cards reveal that Mr. Whiskin submitted a building application in 1932 to undertake construction works for the house adjacent to the shop. M. Mioceuch, the then owner of the subject place, submitted an application in 1957 and 1958 to erect a brick water closet and a brick addition at the subject lot respectively. After 1958, there is limited information available that documents the development of the place.

3.2 PHYSICAL EVIDENCE

The shop attached to the single storey dwelling replaces an earlier weatherboard building on the site. Plans dated 1932 show the new dwelling to have been constructed in 1932 whilst the shop having been constructed several years earlier.

The shop has a nil setback to the street and is constructed in brick with a narrow frontage in a rudimentary Stripped Classical style. The loss of its canopy exaggerates the narrow frontedness. The shop comprises rendered pillar framing shopfront glazing. The door is recessed with a fanlight above. There is a high plain parapet between face brick piers that feature corbelled tops and conceals the roof form.

The attached dwelling has a full gable roof with front gable detailed with vertical battens. The dwelling is setback approximately 1 metre from the street. A set of concrete steps lead to the front verandah which features a rendered balustrade and a skillion iron roof above. The dwelling has a single room frontage with a set of three casement windows addressing Charles Street.

Internally a central hallway extends the length of the property with the shop located to the north and the residence to the south. An internal site inspection was undertaken on 19 November 2008 which revealed that neither the shop nor residence, are currently occupied and both are in a poor condition. Four rooms project from the hallway to the south, which originally were the main bedroom, a dining room, kitchen and second bedroom. Whilst in a poor condition, some original detailing remains insitu including the fireplace in the dining room and kitchen, skirtings, architraves and ceiling decorations. Much of the ceiling in these rooms appears damaged as a result of water penetration through the roof. The floorboards along the hallway have been partly removed for safety reasons.

The shop front is currently entered internally from the central hallway. The shop is in a poor condition with damage to the front glazed windows, cracking to the walls and there is no ceiling extant. The rear portion of the shop and residence accommodated a bathroom and warehouse, are largely unrecognisable. A face brick building extends from the rear of the shop which accommodated the bakery. The stove is still insitu, however much of the brickwork surrounding the stove is fretting.

The rear yard is unkempt and currently maintains a lot of excess rubbish.

Streetscape

The streetscape along Charles Street demonstrates development patterns from the early 20th century to the present day. This section between Angove and Albert Street features single storey dwellings, contemporary grouped dwellings, a commercial shopping centre and various commercial shopfronts.

3.3 COMPARATIVE INFORMATION

There are several shops with attached dwellings on the Town's Municipal Heritage Inventory including Nos. 167 - 169 Fitzgerald Street, No. 296 Fitzgerald Street North Perth and No. 45A Hobart Street Mount Hawthorn however all of these are on corner locations and differ in proportion and architectural style. A shop with similar

dimensions and architectural style to the subject property that does not occupy a corner location is No. 297 Vincent Street, last known as 'Kelly's'. This property was approved demolition in 2008, however still remains standing in July 2009.

3.4 REFERENCES

Apperly, R et al (1989) *A Pictorial Guide to Identifying Australian Architecture; Styles and Terms from 1788 to the Present*. Angus and Robertson.

City of Perth Building Licence

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

Lake, S (2001) *A Short History of Smiths Lake - North Perth*

Perth Water Department Metropolitan Sewerage Plans

Wise Postal Directories of Western Australia

'James Mark Whiskin and Elizabeth Mary Matthews' retrieved 21.11.2008 from: http://members.iinet.net.au/~dodd/gail/publications/first_family/whiskin_matthews.htm

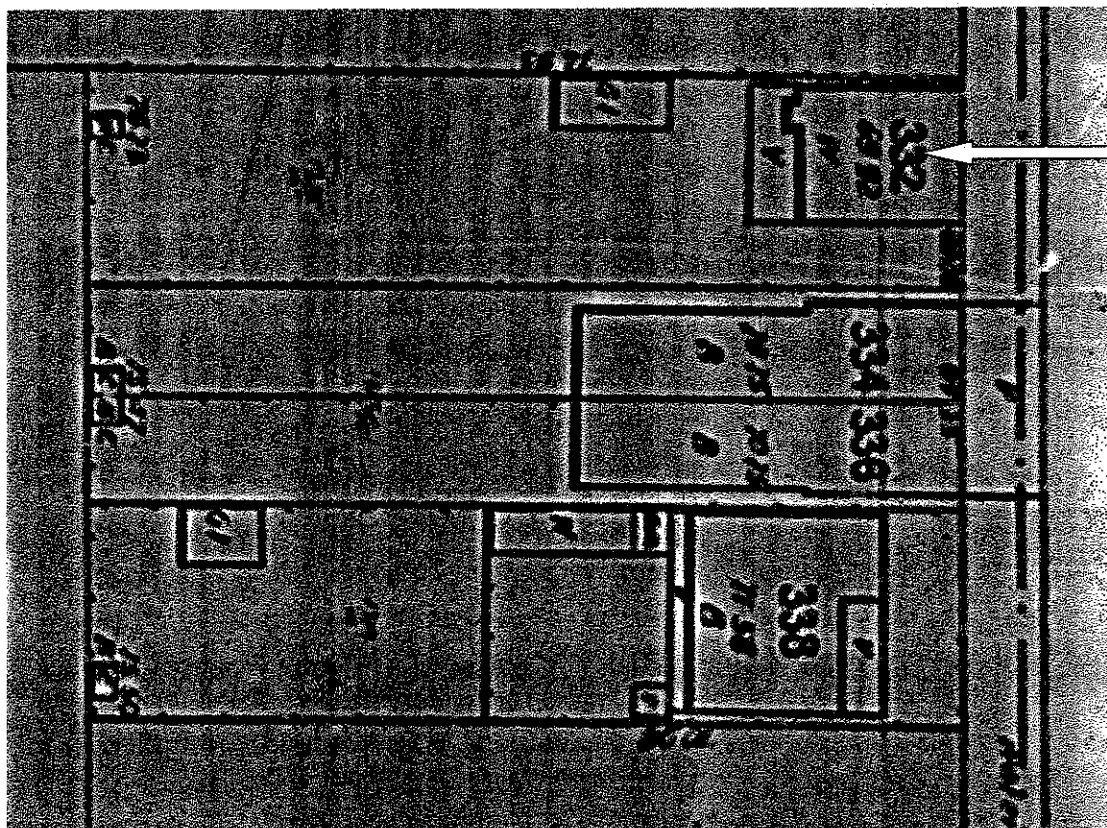
Appendix 1: Themes and Sub-Themes

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

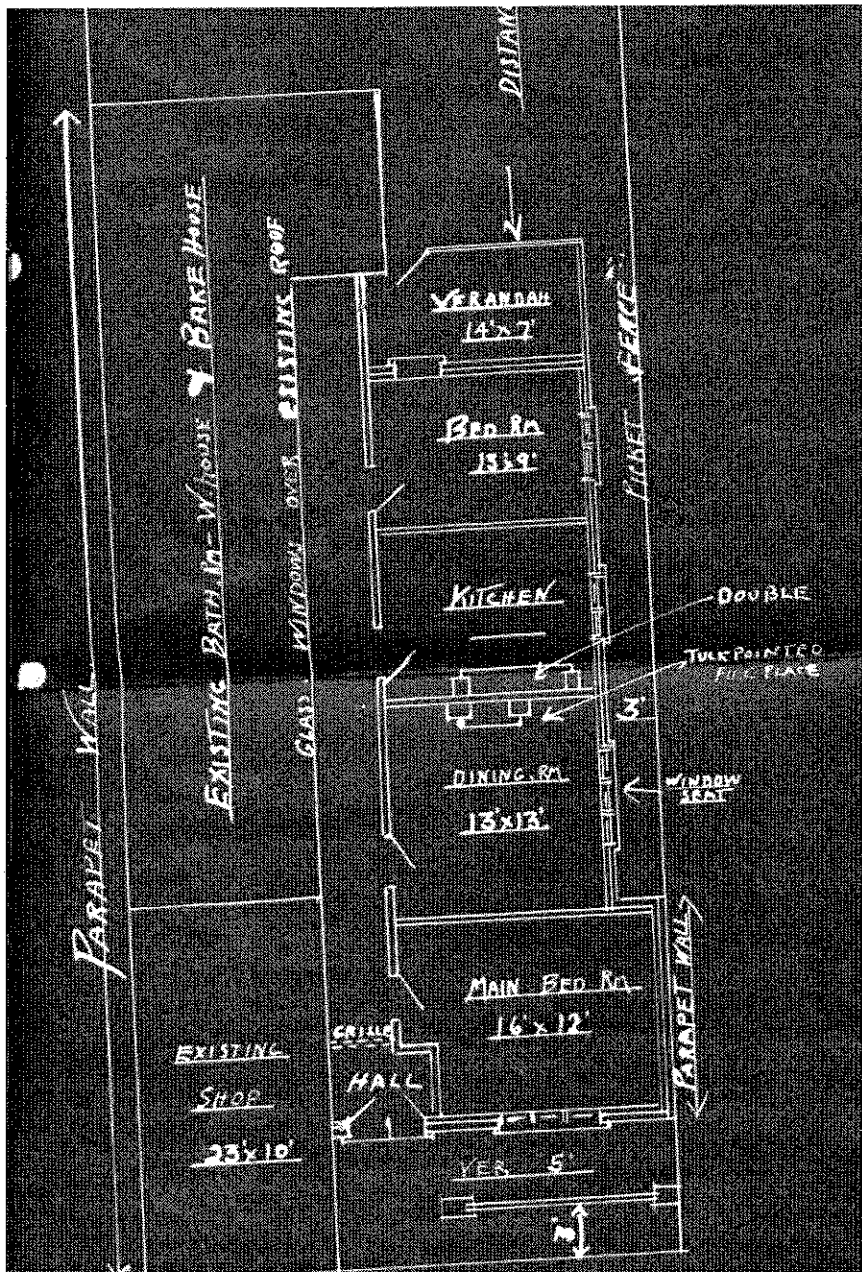


Aerial Photograph 2006



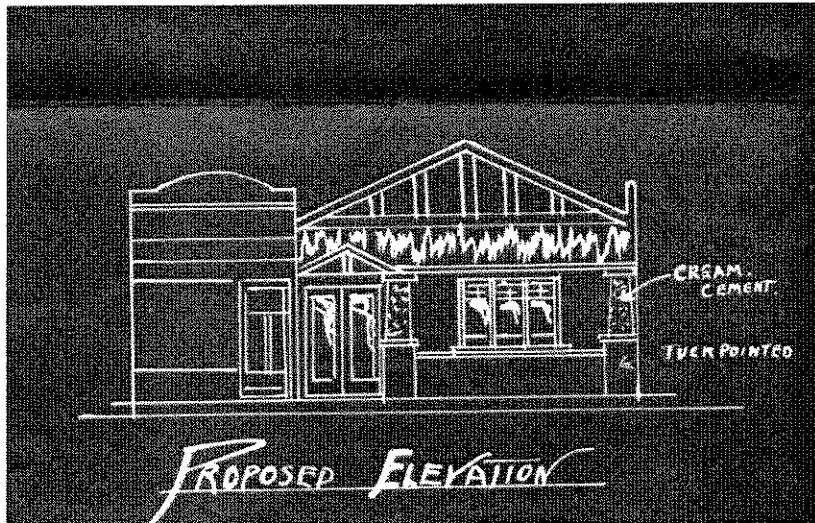
PWD Sewerage Plans 1924

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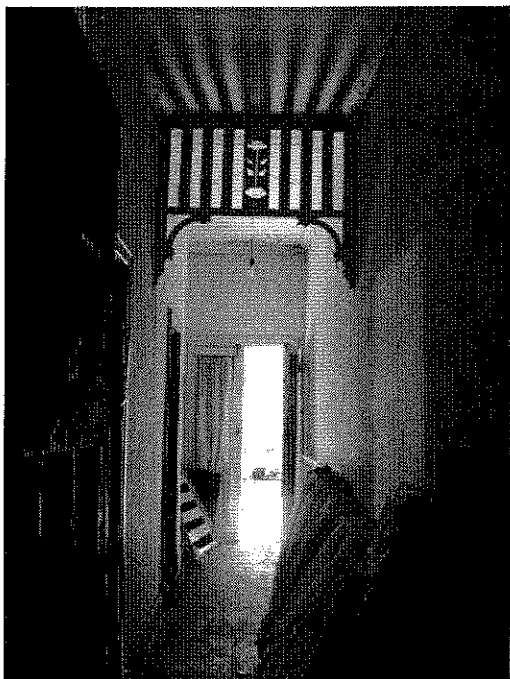
Internal layout of proposed dwelling 1932

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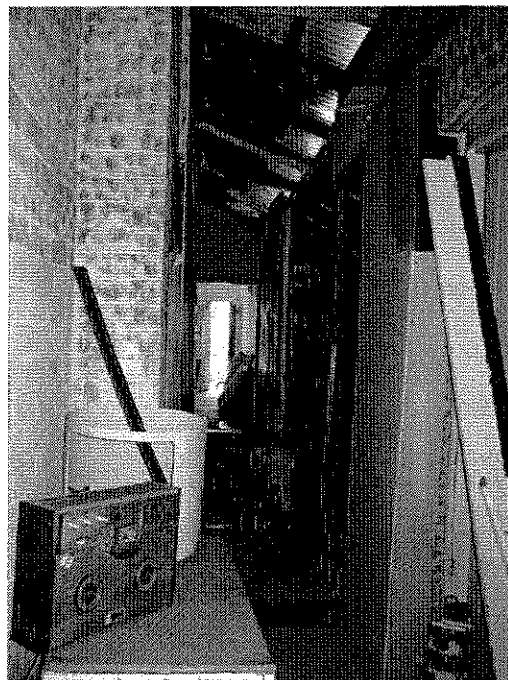


Front elevation of dwelling showing existing shop 1932.

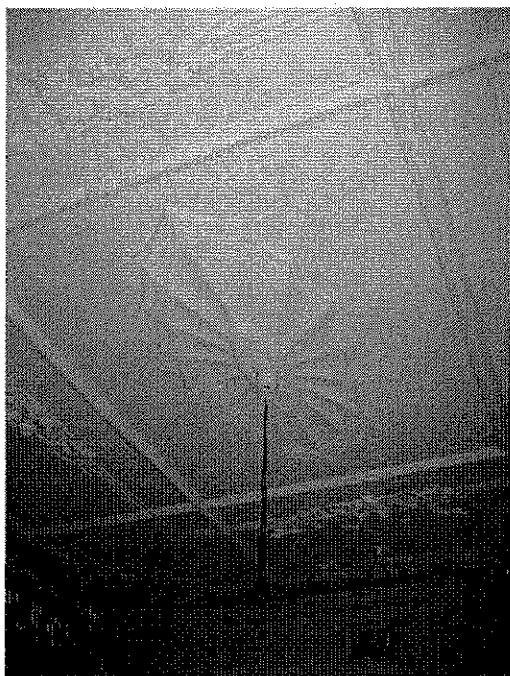
Appendix 3: Images



Internal hallway



Internal hallway from rear

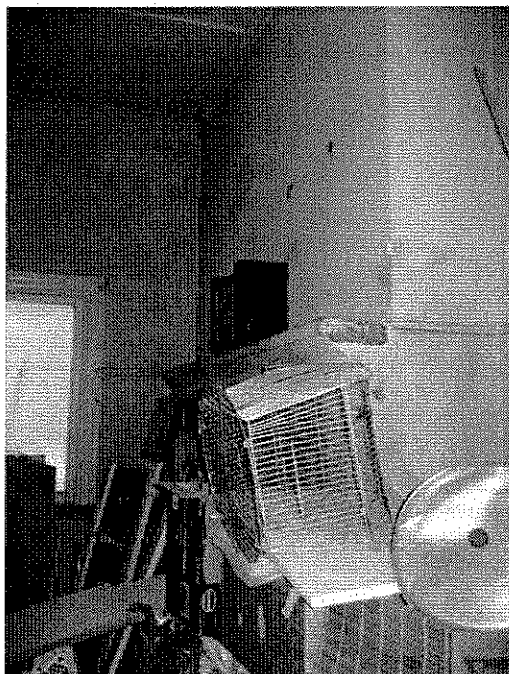


Front room ceiling

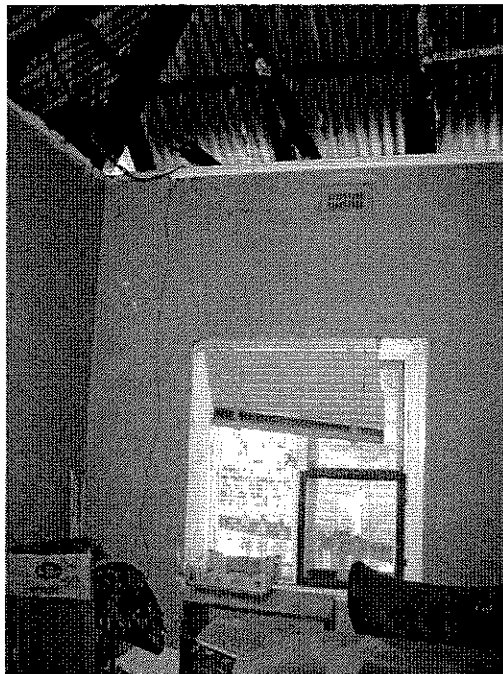


Front room fireplace

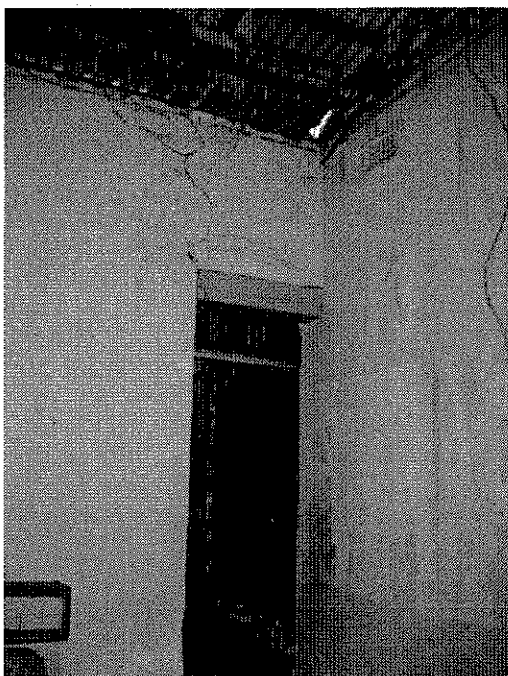
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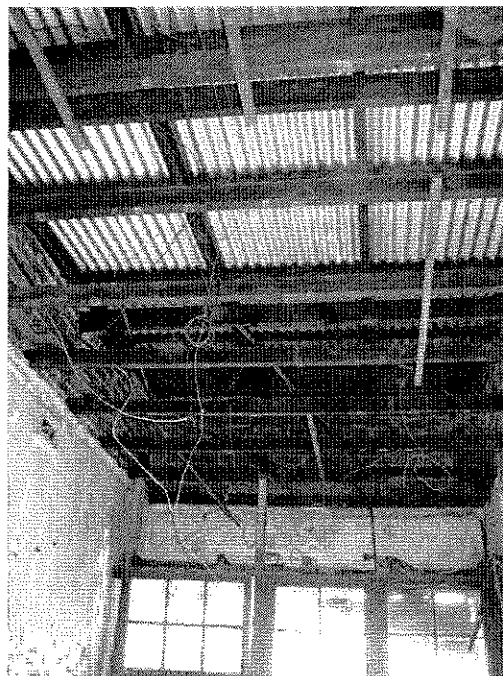
Second bedroom fireplace



Third room southern window



Internal shop eastern and southern walls

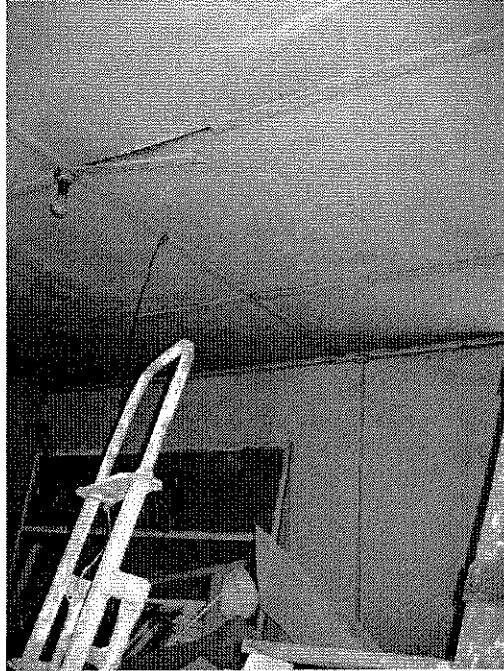


Shop ceiling and front windows

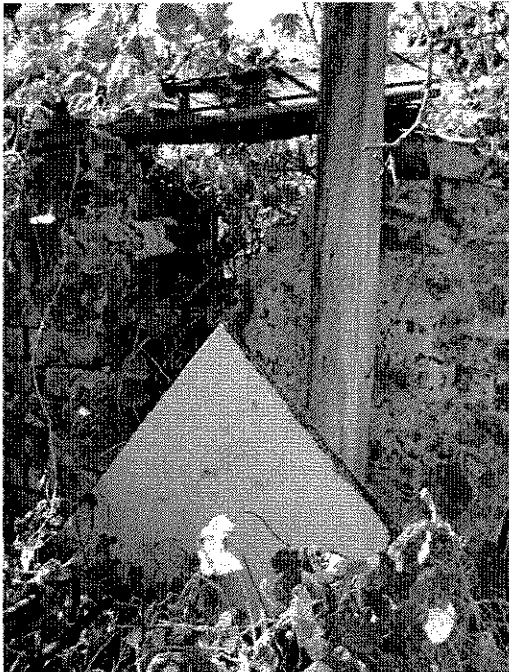
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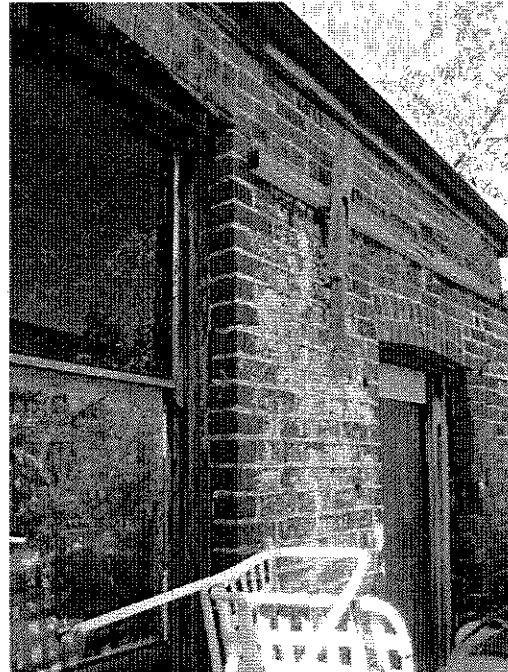
Bakery oven



Bakery ceiling and northern wall

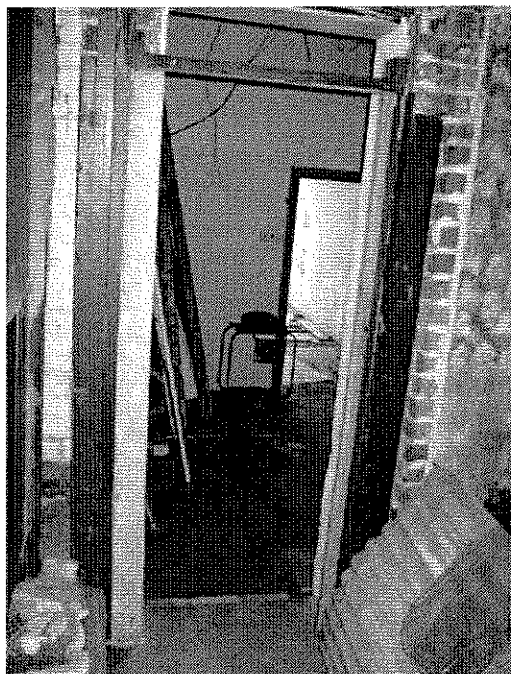


Remnant bakery wall



Southern wall of bakery

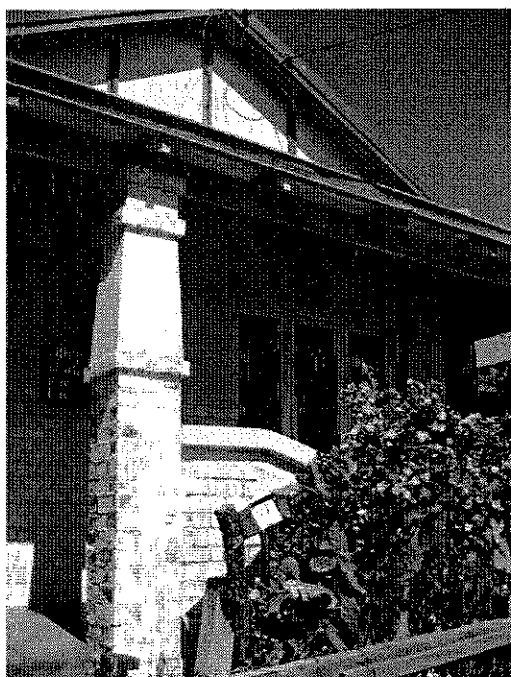
Appendix 3: Images



Rear shop entry



Front verandah



Dwelling facade

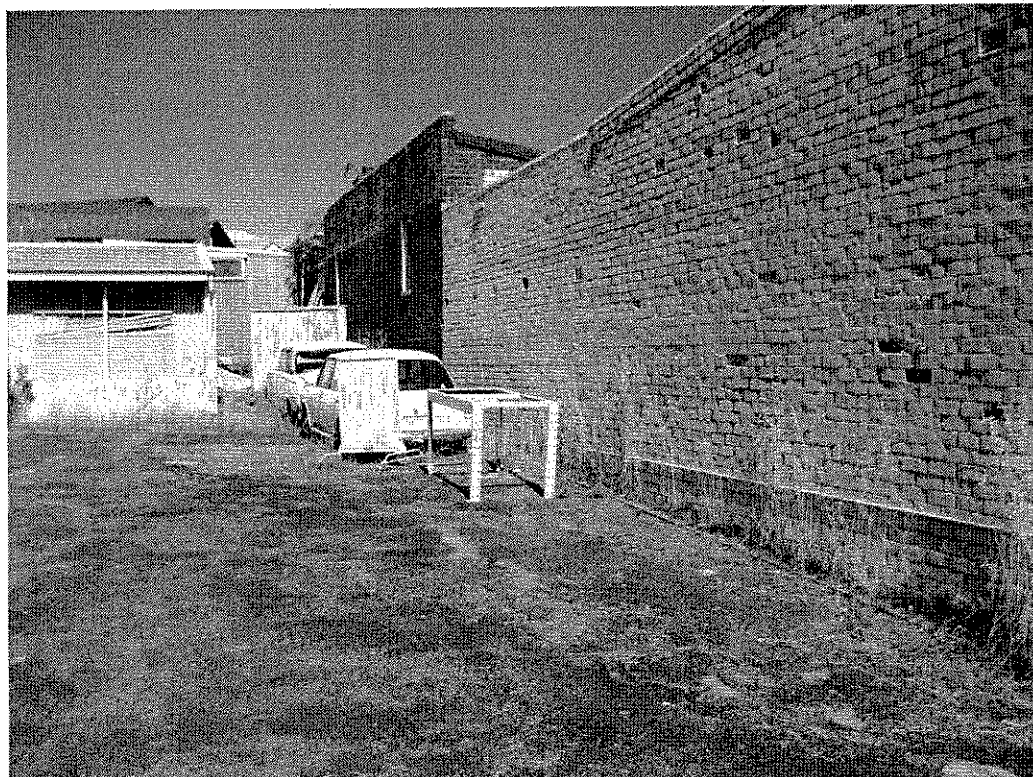


Dwelling and Shop facade

Appendix 3: Images



Eastern elevation shop front and attached dwelling



Northern elevation shop front and bakery to the rear