

HERITAGE IMPACT ASSESSMENT

PROPOSED Redevelopment of Como Baptist Church



Name	COMO BAPTIST CHURCH
Address	111 (Lot 4) Robert Street Como (juncture of Canning Highway and Cassey St)
Prepared by	Heritage Intelligence (WA)
Prepared for:	Como Baptist Church
Date:	7 August 2020
Heritage Listings	<p>City of South Perth Local Heritage Inventory 2018</p> <p>Place No. 12. Management Category 3 no statutory implications; Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Town Planning Scheme Heritage List</p> <p>Heritage Council inHerit database No: 2398</p>

Statement of Significance Extract from City of South Perth Local Heritage Inventory 2018:

The original church built in 1931 has aesthetic value for its remaining form and detail of a simple Interwar Gothic style.

The place has historic value for its association with the settlement and development of Como in the Interwar period.

The place has historic value for its associations with period of economic depression in Western Australia which saw the spread of temporary tent cities for unemployed people and their families.

The place has historic value for the development of the Baptist Church in Western Australia.

The place has social values for the many members of the community who have been associated with the church and its services since 1931.

The place

The City of South Perth's Local Heritage Inventory 2018 states *"this listing applies to the entire building on the lot"*. The lot comprises the 1931 original church, c.1936 rear addition to the church, and the 1965/1992 additions to the front of the church. The Robert Street frontage of the 1965/1992 additions obscured the east front the original 1931 church. The manse was built in 1968 on the north side of the 1965/1992 additions, and in 1977 an existing (c.1960s) residence was acquired and altered to accommodate the church's community service functions at the time.

The site (Lot 4) is bounded by Robert Street (east), Cassey Street (south) Lily Lane (west), with Canning Highway intersecting diagonal at the southeast street juncture. The buildings front Robert Street up to and including the Cassey Street corner. Much of the west, north and south of the site is an informal asphalt carpark bordering Lily Lane to the west and Cassey Street to the south.

The only building identified in the Statement of Significance is the 1931 church.

The red-coloured face-brick building with a horizontal rendered band detail and stepped buttresses along the side walls, has a steep pitched corrugated iron roof with stucco moulded detailing on the top of the front and rear gable walls. There are additions to the front (1965/1992) and rear (c.1936).

The proposal

The proposal is to redevelop the site in stages of multi-storey mixed-use high-rise development.

Central to the development is the retention of the 1931 original church. The removal of the additions front (1965/1992) and rear (c.1936) will reveal the original form and character of the church.

It is proposed to demolish all other built fabric on the site of the church facility that includes:

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The c.1936 addition at the rear of the 1931 church;

The 1965/1992 additions fronting Robert Street that abut the front of the 1931 church.

The c.1960s domestic scale face brick former residence with hip-tiled roof, facing Robert Street on the Cassey Street corner where Canning Highway intersects;

The modest 1968 manse that is face brick with a hip-tiled roof, and located on the north side of the church facility, facing Robert Street.

The proposed redevelopment of Como Baptist Church includes a separate triangular lot directly east on Robert Street, bounded along the southeast by Canning Highway.

Aspects of the proposal that respect or enhance the heritage significance of the place.

The retention of the original 1931 church within the proposed redevelopment of the church site is a unique opportunity to reveal the church to the street frontage and celebrate its presence and significance as a feature of the activated plaza planned for the east frontage to Robert Street.

For the first time since 1965, the church will be visible to the street fronts of Robert Street and Canning Highway, and will provide a historical perspective to the activated space and the overall development, providing a point of difference in what will be a landmark site.

The adjacent site on the separate triangular lot has also considered the church allowing direct views from Canning Highway through to the plaza and the church.

The proposed removal of the intrusive additions to the church, and insignificant residential buildings will enhance the significance of the site by revealing and celebrating the original 1931 church.

The religious, social and community significance of the church and its subsequent developments will be encompassed in the sense of place imbued by the revelation of the 1931 church.

Aspects of the proposal that could have a detrimental impact on the heritage significance of the place.

Retention of the 1931 church building is positive. The development of the site since 1931 has been significantly associated with the expansion of church and community services offered at Como Baptist Church. However the loss of 1960s buildings and additions is not a detriment as it facilitates the exposure of the original 1931 church as the essence of the significance.

Any detriment attributed to the loss of the 1960s fabric associated with Como Baptist Church is far outweighed by the retention of the original 1931 church

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and its integration into the proposed redevelopment as a testament to its significance.

Alternative solutions that have been considered and why they have been discounted.

The insitu retention of the 1931 church has been considered a significant element from the outset of the design development and is an asset and point of difference to the proposed redevelopment.

The developer is to be commended for the foresight and consideration of the community's values to include the 1931 church within the redevelopment.

Conclusion about the nature and extent of the heritage impact of the proposal.

The proposed redevelopment of Como Baptist Church has provided a unique opportunity to retain and reveal the original 1931 church and celebrate its significant value to the community's sense of place.

For the first time since 1965, with the proposed removal of the intrusive additions and other buildings, the original church will be visible to the street frontages (Robert Street and Canning Highway). Its visible presence will provide a historical perspective to the activated plaza space and the overall development, with a point of difference in what will be a landmark site.

The retention and revelation of the original South Como Baptist Church will have a significantly positive impact on its heritage significance and recognition, and the community's sense of place within the landmark development.

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Photographic record



Robert Street view of the 1965/1992 additions to the 1931 church (behind).



Robert Street view of the 1968 manse.

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Robert Street view looking southwest showing 1968 Manse (right)



Robert Street view looking northwest. 1965/1992 additions (left.)

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Robert Street view looking north showing triangular site (right) on east side of Robert Street.



The c.1960s former residence at juncture of Cassey Street (front left) Robert Street (centre) and Canning Highway (right- cars).

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Looking east to Canning Highway from Cassey Street at Robert Street (left) juncture.



Looking west in Cassey Street at Robert Street (right) corner.

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View looking northwest to Lily Lane from Cassey Street showing parking area.



View looking northeast from Cassey Street across the carpark, showing (l-r) additions, c.1936 addition to church, 1931 church, 1965/1992 additions and 1960s former residence and additions.

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View to north showing (l-r) patio addition to the c.1936 addition to church, 1931 church, and the entry portico to the 1965/1992 Robert Street frontage additions.



View to north showing the south side of the 1931 church, and the entry portico to the 1965/1992 Robert Street frontage additions.

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View of rear of the c.1936 addition to the rear of the 1931 church.



View to the west (on the north side of the church) showing along Lily Lane.

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View to northeast showing the north side carpark area and the rear of the 1968 Manse.



View to northeast showing the rear of the 1968 Manse.

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View to southeast showing (l-r) 1965/1992 additions facing Robert Street, 1931 church and c.1936 rear addition.



View to south showing (l-r) entry to 1965/1992 additions, 1931 church and c.1936 rear addition.

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View to southeast showing (l-r) 1965 addition facing Robert Street, further 1992 additions and entry, and 1931 church.

References

The City of South Perth Local Heritage Inventory 2018

Redevelopment Plans. DEM 2020

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Como Baptist Church

Place No: 12

Management Category

C



SITE INFORMATION	
Place Name:	Como Baptist Church
Other Names:	South Como Baptist Church
Street Address	111 Robert Street
Locality	Como
Precinct	8: Como Beach
Scope of Listing	This entry applies to the entire building on the lot.

HERITAGE LISTING	
State Heritage Office	inherit database no:
Other Listings	
History of CoSP Listing	February 2004 Renominated 2017

PLACE TYPE	
Original Use:	Religious: Church Hall
Current Use:	Religious: Church
Other Use:	Religious: Administration building

LAND DESCRIPTION	
Lot: 4	
Survey: Diagram 80841	Vol/Folio: 1938-883
Reserve No:	LANDGATE PIN: 1066579

**CONSTRUCTION DETAILS**

Construction Date:	1931; 1965; 1968; 1992
Walls:	Brick: common
Roof:	Tile: terracotta
Architectural Style	Inter War Gothic; Late 20th Century

Physical Description:

Single storey brick and tile building constructed in the early 1960s and altered in the 1990s to incorporate the central projecting bay to the façade. The finish to the building has been changed with the upper section of the elevation being painted brickwork and the lower section remaining as face brickwork with a decorative projecting brick course every four courses. The roof is gabled and clad with terracotta style tiles.

Condition:	Good
Integrity	High
Authenticity	Low

HISTORICAL INFORMATION

The first move to establish what became the South Como Baptist Church, was on 31 July 1927 when Harold and Win Harris gathered children from the neighbourhood at their home on the corner of Robert Street and Manning Road, for Sunday School. Contributions enabled the small group to purchase a block of land in Robert Street, on 11 May 1928, in the name of the Baptist Union of Western Australia. Within a year the land was paid for by the local Sunday School community.

During the Depression a 'Tent City' located not far from the church land provided accommodation for the unemployed who existed on provisions from the government and the church.

In 1931, tenders were called for the construction of the South Como Baptist Church hall and unemployed tradesmen were engaged by the Baptist Union of W.A. The foundation stone was laid

on 5 September 1931 and the building opened on 31 October some seven weeks later. The church hall was the centre for community gatherings and festive events for the small South Como community, as well as for worship and Sunday School.

In 1936, tenders were called for alterations and additions to the church but the detail of these changes has not been identified. At this time the church consisted of only the church hall set well back from Roberts Street and much of the surrounding land was undeveloped.

In 1965, a new building was erected to accommodate 190 people, in front of the original and oriented parallel to Roberts street. The building, constructed by Frank Holland, was opened on 1 May 1965. The building featured three vestries, a substantial porch, new pews built by Mr Les Uren and blue velvet curtains and carpet runners. The Robert Street elevation featured a row of red flowering hibiscus and a prominent entrance led to the porch and white quilted doors opened into the worship area. The original building was retained and renovated to become the dedicated home for the Sunday School and later the worship centre for the Cambodian Fellowship.

The adjacent block to the north, 109 Robert Street, was purchased on 17 September 1963. A new manse was erected on the site and opened on 1 May 1968. That building now functions as the Ministry Centre with offices for church pastors and other administrative functions.

On 17 November 1977, the church purchased the adjoining block to the south, 113 Robert Street. This large house was reorganised and termed 'Nehemiah House'. It was adapted for church purposes and in 1992 was upgraded, the courtyard being enclosed to form a minor assembly room, and its many small rooms used for the variety of church activities mainly involving young people. It currently [2018] is the location of the Canning Bridge Early Learning Centre.

On 8 February 1982 the church was renamed the 'Como Baptist Church', the word 'South' being dropped as being no longer relevant.

In 1992, works were also undertaken at the main building, seating was increased and reoriented 90 degrees. Entrance to the Como Baptist Church was relocated to the west side where a covered way extended between the original building and the worship area. A safe enclosed children's play area at the front of Nehemiah House, a netball court and a small car parking area at the rear of the property were created. The newly enlarged place of worship was re-dedicated on 6 December 1992.

As an adjunct to these works in 1992 the individual lots held by the Baptist Church were integrated into one lot and resurveyed.

Historic Theme:	Social and Civic Activities: Religious Demographic Settlement and mobility: Settlements People: Early settlers
Sources:	Draft documentation Local Heritage Inventory 2005, Place CB9 Landgate Aerial photographs 1948-2017 City of South Perth online mapping and aerial photographs.

SIGNIFICANCE	
Statement of Significance	<ul style="list-style-type: none"> • The original church built in 1931 has aesthetic value for its remaining form and detail of a simple Inter War Gothic style. • The place has historic value for its association with the settlement and development of Como in the Inter War period. • The place has historic value for its association with the period of economic depression in Western Australia which saw the spread of temporary tent cities for unemployed people and their families.

Local Heritage Inventory

	<ul style="list-style-type: none"> • The place has historic value for the development of the Baptist Church in Western Australia. • The place has social value for the many members of the community who have been associated with the church and its services since 1931.
Level of Significance	Some/Moderate Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.
Management Category	CATEGORY C Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Town Planning Scheme Heritage List