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Our Reference: 01L

Rhys Jenkins
Harris Jenkins Architects
4/1 High Street
Fremantle WA 6160

Attn: Rhys Jenkins <rhys@harrisjenkins.com>

Griffiths Architects



Dear Rhys,

LIMESTONE WALLS, LOT 12 (HN 65) SOUTH TERRACE, FREMANTLE-HERITAGE ASSESSMENT

Thank you for the invitation to examine the limestone walls on and near the boundaries of Lot 12 South Terrace, with a view to providing an assessment of their heritage significance and therefore guide their treatment in the redevelopment of the site.

Task

The limestone walls examined in this study are included on the Municipal Inventory and were transferred to the CPS Heritage List. There is a requirement noted on the database for the walls to be assessed at a time when a development takes place on the site.

There is a large format pillow faced coursed limestone wall on the north boundary side of the site in Suffolk Street, and then an irregular coursed flush jointed limestone wall inside your lot boundary to the west, that takes an irregular plan form and then across the south boundary.

The task was to examine the provenance of the walls and ascertain their significance to provide guidance on their treatment arising from the degree of significance.

Background

The 1892 map of Fremantle(included below) shows Lots 162 to 164 South Terrace, which includes the current Lot 12, without development the lots, with a small number of exceptions, which doesn't mean that 65 South Terrace was not developed as a photo in John Dowson's book on p102 indicates a cottage and this was taken in c 1890 .



Plan of the Town of Fremantle, 18/12/1892. This indicates that Lots 162-164 fronted South Terrace. There are currently houses to the west on Lot 199 Sussex Street and Lot 207 Arundel Street.



Part plan, WA Harbour Works Plan, showing extent of works constructed and provided for 31 July 1898, PWD 6409. See the small amount of development indicated on the current Lot 12

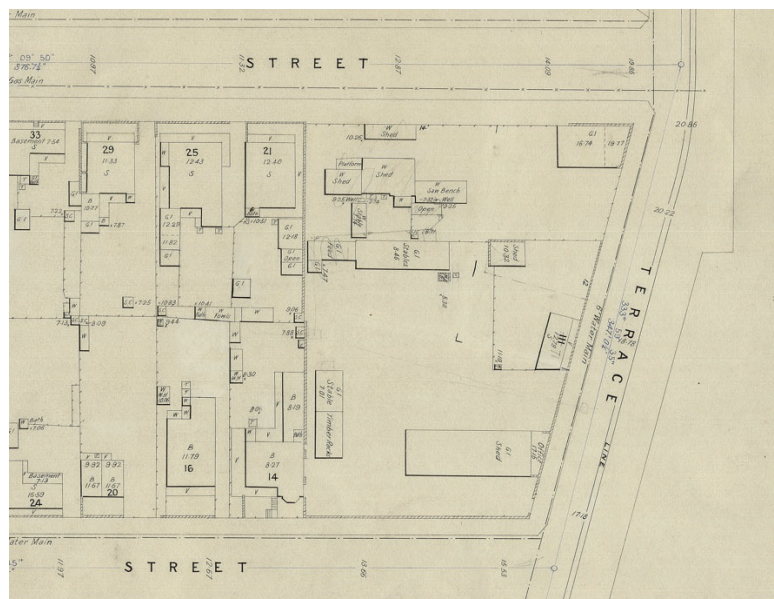
By 1898, the plans indicate a number of shed structures to the south the current Lot 12.

1898 Documentary evidence shows that the stone building/cottage at the corner of South Terrace and Suffolk Street was erected by 1898 and possibly dates from pre-1880. City of Fremantle LHC Photograph: 1291A. We were unable to access this online.

A PWD plan in the site shows a small building on the corner of South Terrace and then a series of sheds on the remainder of the site. None of these structures remains.



Plan of Fremantle 22 February 1913, PWD13017 indicating a scattering of buildings across the three lots.



1914 Sewer Plan SROWA_series634_cons4156_item2056.

A sewer plan in 1914 makes it clear that there was a galvanized iron building on the corner and timber sheds and stables over the remainder of the site and a stone cottage mid-block on South Terrace. Also there was a limestone wall on the corner of South Terrace and Suffolk Street. The houses then numbered 21 (now 25) Suffolk Street and 14 (now 33) Arundel Street were in place, with a limestone wall dividing them from the current Lot 12.

A 1940s aerial photograph from the Hepburn Stephenson report indicates that some of the buildings were gone, with the cottage and some sheds still in place. It looks like it was a builder's yard.

By 1961, all buildings were demolished and a service station erected on the eastern half of the site and the remainder was left undeveloped according to Landgate aerial photographs. The 1965 aerial photographs clearly show the limestone wall near (northern end and on (southern end) the Lot 12 boundary, all associated with the service station. The 1970 Landgate aerial photograph shows Arundel Court nearing completion, so that it seems likely that the former three lots facing on to South Terrace were formalised into two lots at that time.

By 1995, the whole site was cleared and the site has remained vacant ever since.

Physical Evidence

The limestone walls on Suffolk Street and to the western side of Lot 12 comprise two types.

The Suffolk Street wall is large format pillow faced coursed limestone work, stepping down on the approach to South Terrace.

The western and southern walls, are random course limestone in large block format, some hand finished and some sawn, mostly with a concrete slab or brick top. The wall is near the boundary at its northern end of the site and on the boundary at the southern end, and then extends along most of the southern boundary. The wall was designed to receive a concrete slab at the top. The slab has been cut away and fill removed to relieve pressure on the south west corner, which appears to be rotating west

Significance

The "Heritage Report on 19th century limestone walls and steps in Fremantle" prepared by Silvana Grassadonia, for the City of Fremantle, 1986 was the source document for subsequent recognition of limestone features around the city.

The assessment was a general one and stated that the use of limestone was part of the Fremantle landscape and gives the City coherence and character. Limestone walls were built around properties in Fremantle to prevent sand drift in response to an early building regulation dating from the 1830s. Limestone walls are one commonly encountered example of use of this stone as a building material, most of them dating from the 19th century and early years of the 20th century. Most of the limestone in small walls came from local quarries.

In 2000, the limestone walls were included in the Municipal Inventory and then in 2007 included in the CPS Heritage List.

The work involved in this assessment makes it clear that the walls on Lot 12 were erected in 1961, is designed with uncharacteristically large blocks, and associated with benching the site for a service station. While limestone walls are a very important theme in Fremantle, these walls are not characteristic of the historic walls that the Grassadonia report was tasked to identify and have relatively low significance.

Conclusion

The limestone walls on Lot 12 South Terrace have little heritage value so that it's not essential to retain them, in our view. They do represent a good resource that might be recycled in a site redevelopment to soften the otherwise contemporary look of the proposed development, or perhaps part of the new landscape.

We trust this is useful and assist you through the development process.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Griffiths', with a long horizontal flourish extending to the right.

PHILIP GRIFFITHS LFRAIA RIBA M.ICOMOS

ABWA Reg.No. 1071

for Griffiths Architects