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**Bay View Terrace East  
10-40 Bay View Terrace,  
Claremont**

**Proposed Hotel Development  
Heritage Impact Statement**

For Hames Sharley

August 2023

Griffiths Architects





Cover: Preliminary Concept Model. Courtesy Hames Sharley, 2023.

## Revision History

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## Introduction

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This Heritage Impact Statement (HIS) was prepared for the proposed hotel and apartment complex developed to the rear of 10-40 Bay View Terrace, Claremont, together with the reinvigorating of the historic shopfronts on Bay View Terrace. The HIS is based on development application designs prepared by Hames Sharley in August 2023 and is identified as revision F. This scheme responds to the issues raised on the SDRP in relation to the conservation of shopfronts and a distance back from them in the context of the new development.

The site of the proposed development engages with a number of fine retail premises, together with much altered and rebuilt ones. The retail tenancies vary in scale and age. Despite being a collage of different scales and styles, these tenancies and the majority of their individual shopfronts contribute to the character of Bay View Terrace and are an integral part of the area and its heritage. The subject site inclusive of 10-40 Bay View Terrace, Claremont is not listed on the State Register of Heritage Places. However, it is included within the Town of Claremont's Heritage Inventory (MHI) as part of the Bay View Terrace Commercial Heritage Precinct. The individual places within the subject site including No's. 10, 12, 14, 16, 18, 20-22, 24, 28, 38 & 40 are also listed within the MHI.

Two of the existing buildings are mid twentieth century replacements of two pairs of shops, while the remainder retain their above canopy parapet fabric and details. Only one authentic shopfront, slightly altered, remains and the amount of internal original fabric in place remains unknown, as multiple shop fit-outs obscure what might remain.

The proposed development for the site includes the construction of a 2 and 7 storey apartments/hotel complex above the ground floor, which is set back in the lot to retain the existing contributory shopfronts and maintain the retail used of the existing tenancies at ground floor level. The more important shops will be retained to the maximum depth possible, consistent with the construction of basement parking, and during the discovery period of construction, significant interior elements will be retained to the extent possible, providing they are viable.

This HIS will form part of the submission to the JDAP, prepared by Hames Sharley. This report was commissioned to examine the proposals and to consider the impact that the proposed works will have on the existing site and its heritage values.



## Summary

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Several buildings in the application area are late twentieth century replacements in the context of an otherwise reasonably uniform streetscape. The majority of frontages are from the period to which heritage values relate above the level of the awning. The heritage values identified for 10-40 Bay View Terrace, Claremont will remain largely unimpaired by the proposed works, having little to no impact to the presentation of the buildings from the Bay View Terrace and for the first few metres of their depth. Relevant shopfronts to the street front will either be retained, or restyled to suit the character of the street, in accordance with a style guide. The appropriate use of setbacks from the first-floor frontage and above will assist in retaining the existing feel of the street and existing shopfronts.

The large majority of the proposed works occur to the rear (east) of the site within typically 'back-of-house' areas, where numerous changes have occurred over the course of time.

The level of change is acceptable to the site, listed places and the identified heritage values. Restyling of shopfronts to a predetermined style guide will return the historic look and feel of shop presentation, without trying to imitate historic styles.



## Location

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The proposed development site is located at 10-40 Bay View Terrace, Claremont. It is located on the east side of Bay View Terrace, directly opposite Claremont Quarter to the west.



Figure 1 Location Map of the subject site. Proposed works area shown red. Google Maps, 2022

## Heritage Listings

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Heritage listings concerning the subject site include the following:

- Town of Claremont MHI (date unknown) as part of the Bay View Terrace Commercial Heritage Precinct. (The east section of the precinct is a Category B classification.)
- Town of Claremont MHI (dates unknown) individual listings for No's. 10,12, 14, 16, 18, 20-22, 24, 28, 38 & 40. (All places classified as being of some significance. No. 18 classified as considerable, however it's shopfront has been altered substantially in recent years.)



## Background

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The following documentary evidence of the site contains text drawn from the Town of Claremont MHI:

There are several significant buildings in the Bay View Terrace Commercial Heritage Precinct and a good number of buildings stem from the federation period. However, it should be noted that a significant number of buildings are re-imaginings of the federation period and others are unapologetically expressions of the late 20<sup>th</sup> century. What distinguishes the precinct is its railway village development style between station and highway, response to the cadastre, proximity of the frontages to one another across the street and scale; single and two-storey buildings.

In the MHI the precinct is described as:

Cohesive group of one and two storey commercial buildings demonstrating predominantly the Federation Free Classical period of architecture, with appropriate scaled infill.

This description recognises the diversity that is readily apparent.

The building at 10-12 Bay View Terrace is described as a;

Single-storey rendered masonry shop with simple rectangular parapet. The shopfront is contemporary with a flat boxed suspended verandah awning over.

George Hudson electrical occupied No. 10 and in 1923 James Black's small goods shop was at No. 12. By 1930, the tenants were wicker worker R. McKenny (No. 10) and Mrs E. Paterson's grocery shop (No. 12). Tobacconist Reg Hamley (1935) was followed into No. 10 by J. W. White (1940-49) with Macrides & Co fruiterers at No. 12. By the 1970s, Freecorn's Store was at No. 10, joining it with No. 12, and it was during their occupancy the parapet details were altered with the hoarding. Elizabeth and Brendan Lovell opened Paradiso, a boutique with café, in Nos. 10- 12 in 1982. The Lovells also had Designa home fashions further south on the Terrace. In 1986, the occupants were Paradiso (No. 10) then owned by Barry Carroll, and Calendar Girl (No. 12).

The building at 14 Bay View Terrace is described as;

One of three single-storey rendered masonry shops, semidetached with simple rectangular parapet. Shopfront is contemporary with flat boxed suspended verandah awning over. The hipped roof over the three shops is evident.

These three shops (14, 16 and 18) illustrate the original parapet of the building that was constructed in stages between 1903-04 and 1910-11. In 1923, the tenants were hairdresser & tobacconist C. N. Hamley. By 1935, C. W. Morgan occupied the hairdresser & tobacconists. In 1986, Bay View Record Centre was in No. 14. In the 21st Century, Mimco is at No. 14 and a café in between it and No. 16, with tables on the footpath.

The building at 16 Bay View Terrace is described as;

Single-storey rendered masonry shop, central one of three the same, semi-detached with a simple rectangular parapet. The shopfront is contemporary with a flat boxed suspended verandah awning over. The hipped roof over the three shops is evident.



In 1923, the tenants were H. Aldenhoben's Spot Light Lager saloon. In 1930 the Misses Smillie & Pallat children's clothing store was in No. 16 where they also had the agency for O'Brien's Laundry. By 1935, it was the shop of tailor John Grey and dressmaker Mrs N. Grey. All had changed by 1940: No. 16 was vacant. In 1986, Bay View Record Centre was in No. 14, Oasis Trading at No. 16, and Pennywise Gift Shop at No. 18. In the 21st Century, Mimco at No. 14 and a café in between it and No. 16, with tables on the footpath.

The building at 18 Bay View Terrace is described as;

Single-storey rendered masonry shop, one of three the same, semi-detached with a simple rectangular parapet, although this parapet has a small central stepped detail. The shopfront has an asymmetrical layout with the entry one side and a dado wall with shopfront glazing above. There is a flat boxed suspended verandah awning over. The hipped roof over the three shops is evident.

In 1923, the tenants were Spiro Galatis' oyster saloon. By 1935, Mrs J. Galatis had a fish & chip shop. All had changed by 1940: Steve George's greengrocery was in. 18. In 1986, Pennywise Gift Shop at No. 18. In the 21st Century, Pennywise continued to occupy No. 18.

The building at 20-22 Bay View Terrace is described as;

Single-storey rendered masonry shop with a simple rectangular parapet. The shopfront is contemporary aluminium framed glazing with a flat boxed suspended verandah awning over.

Mrs Annie Rickard had established her store in 1906. In 1925, Nos. 20 & 22 housed Mrs Rickard's boot store and bootmaker John Reath. In 1923, H. G. Rickard was appointed manager after injuries received while serving in France during WWI prevented him resuming his previous occupation. In 1931, H. G. Rickard was secretary of the Claremont Business Men's Association. Richard's Shoe Store was still in business in 1949 and John Reath was still occupying the shop at No. 22. In 1974, Home Building Society (HBS) remodelled the two shops considerably, creating a larger space for its offices at No. 20 and a very narrow shop space at No. 22. The Terrace Gardener plant shop occupied No. 22 in the early 1990s, with shrubs, herbs, pots, plants and statues for the garden and patio lining each side of its narrow space. In 1986, HBS was in No. 20 and Debbie Prendiville's Bay View Gardening Centre was in No. 22. In the 21st Century, Home Building Society had relocated east to No. 46 and Friendlies Chemist had taken over No. 20. Sunglasses Hut was at No. 22.

The building at 24 Bay View Terrace is described as;

Single-storey pair of rendered masonry semi-detached shops with a simple rectangular parapet with a central vertical 'fin' above the dividing wall (per 1930s). The shopfront is contemporary with a flat boxed suspended verandah awning over.

This building, with its parapet matching that at No. 2-8, originally comprised up to 7 smaller shops. The building appears in the Rate Books from 1903-04 to 1905-06. In 1925, these premises were tenanted by confectioner Joseph White, wicker worker Richard Clark, watchmaker Francis Iles, bootmaker Thomas Rogers, a billiard saloon, photographer Thomas McLurie, and confectioner and greengrocer John Galatis. Several of the shops were vacant in 1935 as a result of the Depression, but one business at least was created during this period. Mrs M. M. Bovell's cake shop, later known as Bovell's Pies, was at No. 24 in 1935. This business began in 1928 when Milly Bovell began selling her meat pies in front of the library to augment the family's income. The pies were so popular that she opened a shop in front of her Terrace home. In 1985, Milly's grandson David Bovell was running Bovell's Pie Shop. Unfortunately, the meat pie and Bovell's shop were under pressure from Perth's growing food sophistication and the increasing





trendiness of the Terrace. Bovells retreated to their Nedlands wholesale premises in 1987. A few years later Sportsgirl was occupying No. 24.

The building at 28 Bay View Terrace is described as;

Single-storey rendered masonry shop with a simple parapet and contemporary bank shopfront and franchise colour with a flat boxed suspended verandah awning over.

This building originally comprised up to seven smaller shops. The building appears in the Rate Books from 1903-04 to 1905-06. In 1925, these premises were tenanted by confectioner Joseph White, wicker worker Richard Clark, watchmaker Francis Iles, bootmaker Thomas Rogers, a billiard saloon, photographer Thomas McLurie, and confectioner and greengrocer John Galatis. Several of the shops were vacant in 1935 as a result of the Depression. In 1949, other occupants of the shops were drycleaners Horden Ltd (No. 26), ladies hairdresser Mrs. P. Cornelius (No. 28). By the 1980s, the alterations to the shop spaces had been achieved. Designa, a home fashions store established by Elizabeth and Brendan Lovell was at No. 28. A few years later No. 28 had been divided again into two shop tenancies. Currently (2012) it is Bankwest.

The buildings at 38 & 40 Bay View Terrace is described as;

Single-storey rendered semi-detached pair of shops each with a decorative central apex parapet flanked by pilasters on the outside edges. No. 38 has a dado below the shopfront glazing. No. 40 has a contemporary shopfront. A flat boxed suspended verandah awning extends across the entire frontage.

These two brick shops were first listed in the Rate Books in 1910-11 and owned by Bullock Bros. Butcher James G. McIntosh moved his business to No. 40 from No. 6 in 1920. His neighbour in No. 38 was bootmaker Thomas Rogers. By 1923, McIntosh had expanded into a wholesale butchery with partners Fry and Morley, and this part of the business was located at No. 38. By 1930, however, No. 38 was vacant and J. & L. Baker Ltd were the butchers in No. 40. Five years later, No. 38 was the premises of hairdresser G. W. Knight. Both these tenants were still in occupation in 1949. In 1986, Picnic, owned by Michael and Jo Ahern, was at No. 38 and Friendlies Society Chemist at No. 40. In the 21st Century, Friendlies Chemist had relocated to No. 20, while Picnic remained and another boutique occupied No. 40. In 1903-04, the land between Walt Drabble Lane and the Drabble building, being Lot 67, was vacant and was owned by Miss Maud Jackson of 'Adair', Victoria Rd, Fremantle. There were four shops recorded on this site by 1910-11, but whether they were all in their current form is uncertain. At least one was rebuilt in 1916-17.



## Statement of Significance

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The subject site is included within the Town of Claremont MHI as part of the Bay View Terrace Commercial Heritage Precinct. The individual buildings have been classified as being of some significance, with 18 Bay View Terrace being classified as considerable significance. Since the time of this classification, the shopfront of No. 18 has been altered to a more contemporary design, likely reducing its significance.

As it stands, none of the subject buildings have an individual Statement of Significance, meaning they will all follow the Statement of Significance given to the whole of the Bay View Terrace Commercial Heritage Precinct.

The Bay View Terrace Commercial Heritage Precinct statement of significance is as follows;

Bay View Terrace Heritage Area demonstrates the earliest and ongoing commercial heart of the Town of Claremont, represented by the form and fabric of most of the original buildings and later infill of a similar form. Bookended at the significant Claremont Hotel, and the Post Office historically located opposite the railway station, Bay View Terrace is the social and historic heart of retail Claremont.

In relation to the precinct and by way of comment, it is interesting to note that earliest and evolving nature of the street is included in the statement, which implies the acceptance of orderly change.

In fact, there is much less visual cohesion than the sentiment in the statement conveys, with many of the Bay View Terrace shops having undergone numerous changes over time and two buildings being mid twentieth century replacements of two pairs of original shops.

## Proposals

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The proposed works described below refer to the design shown in the August 2023 Hames Sharley Development Application set.

### **A) Demolition**

Two more recent shops will be demolished while the remainder of the shopfronts and a depth of shop comparable with the construction of a basement will be retained. The shop at no 10 will also have its entire historic southern wall retained. While awnings to 10-12 will be retained, the remainder will be demolished. The backs of all buildings will be demolished.

### **B) Construction**

The development will comprise an almost full basement, the retention of most shops and the construction of two additional floors set back from the shop facades. To the rear of the lots, development will be eight storeys.



Some tenancies will extend through street to lane, but much of the lane side of the building provides basement access and services to the development. The hotel/apartment lobby will be amongst the places to extend through in the east-west direction.

The intention of the new construction is to allow the single storey shop frontages to remain in the dominant street presence in Bay View Terrace.

Some awnings will be retained, and others replaced and a style guide developed for new shopfronts. This will essentially reintroduce hobs or stall boards and shop ingos, but otherwise encourage a contemporary aesthetic that is sympathetic to the historic ethos of the early twentieth century shops.

It has not been possible to ascertain how much original fabric remains under current shop fittings, and the stripping out of shops will allow assessments to be made of each building, with the prospect of some original fabric being retained and conserved. This will be determined on a case-by-case basis.



## Impacts and Mitigation

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In this assessment, the proposed works are measured against the official heritage values taken from the Statement of Significance from the Bay View Terrace Commercial Heritage Precinct. It looks at the impacts the proposed works will have on the building itself and its surrounds.

A review of the values and examination of the possible impacts as follows:

Value	Impact	Mitigation
Bay View Terrace Heritage Area demonstrates the earliest and ongoing commercial heart of the Town of Claremont, represented by the form and fabric of most of the original buildings and later infill of a similar form.	The proposed works indicated on the plans do not negatively impact the original buildings. The appropriate use of setbacks will assist in retaining the existing feel of the street and existing shopfronts. The large majority of the proposed works occur to the rear (east) of the site within typically 'back-of-house' areas, where numerous changes have occurred over the course of time	No mitigation required.
Bookended at the significant Claremont Hotel, and the Post Office historically located opposite the railway station, Bay View Terrace is the social and historic heart of retail Claremont.	These important places are not impacted by the proposed changes and the effect of bookending is not impacted. The existing retail/commercial use will be retained, and the social aspects are likely to be positively impacted by the proposed development.	No mitigation required.

## Conclusion

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Several buildings in the application area are late twentieth century replacements in the context of an otherwise reasonably uniform streetscape. The majority of frontages are from the period to which heritage values relate above the level of the awning. The heritage values identified for 10-40 Bay View Terrace, Claremont will remain largely unimpaired by the proposed works, having little to no impact to the presentation of the buildings from the Bay View Terrace and for the first few metres of their depth. Relevant shopfronts to the street either be retained, or restyled to suit the character of the street, in accordance with a style guide. The appropriate use of setbacks from the first-floor frontage and above will assist in retaining the existing feel of the street and existing shopfronts.

The large majority of the proposed works occur to the rear (east) of the site within typically 'back-of-house' areas, where numerous changes have occurred over the course of time.



The level of change is acceptable to the site, listed places and the identified heritage values. Restyling of shopfronts to a predetermined style guide will return the historic look and feel of shop presentation, without trying to imitate historic styles.



## References

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Bay View Terrace Commercial Heritage Precinct, Town of Claremont, *Town of Claremont Heritage Inventory 2014* Category B

Bay View Terrace Commercial Heritage Precinct, Town of Claremont, *Town of Claremont, Heritage Area Adopted July 2015*

Architectural drawings 10-40 Bay View Terrace, Claremont, Hames Sharley Revision F August 2023



## Appendices

Bay View Terrace Commercial Heritage Precinct, Town of Claremont, *Town of Claremont Heritage Inventory 2014* Category B



### BAY VIEW TERRACE COMMERCIAL HERITAGE PRECINCT

<b>DESCRIPTION OF HERITAGE AREA</b>	Comprises the entire both sides of Bay View Terrace inclusive between Guger Street and Stirling Highway.
<b>KEY FEATURES/ELEMENTS</b>	Cohesive group of one and two storey commercial buildings demonstrating predominantly the Federation Free Classical period of architecture, with appropriate scaled infill.

#### HA STATEMENT OF SIGNIFICANCE

Bay View Terrace Heritage Area demonstrates the earliest and ongoing commercial heart of the Town of Claremont, represented by the form and fabric of most of the original buildings and later infill of a similar form. Bookended at the significant Claremont Hotel, and the Post Office historically located opposite the railway station, Bay View Terrace is the social and historic heart of retail Claremont.

#### MANAGEMENT RECOMMENDATION

**Note this Heritage Area contains both Category A and B places.**

**Category A** – Cnr 36 Guger Street, Claremont and 2A Bay View Terrace, Claremont (Claremont Post Office)

**Category B** – (Western side) Nos. 1, 3-9, 11-19, 13-15, 21, 23, 27-33, 35, 37, 39, 41-49, 51, 53-57 (Eastern side) Nos. 2, 4, 6, 8, 10-12, 14, 16, 18, 20-22, 24, 28, 38, 40, 42, 44, 46, 48, 50, 56, 60, 62, 62a

**Category A – Exceptional Significance** – A discrete area defined by a statement of significance that distinguishes the places from others

**Category B – Considerable Significance** – A discrete area defined by a statement of significance that distinguishes the places from others

Note: the listing for the building itself under the Bay View Terrace Commercial Heritage Precinct is exactly the same as its individual listing.