



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.1.2 Making suburbs
- 3.13 Developing an Australian manufacturing capacity

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 603 Early settlers
- 310 Manufacturing & processing

11.1 AESTHETIC VALUE*

The 1921 brick warehouse façade displays the aesthetic characteristics of a simple but competently designed and built example of the Federation Warehouse style. (Criterion 1.1)

The c.1854 limestone building displays the aesthetic characteristics of a competently designed and built, almost utilitarian, example of the Victorian Georgian style, which incorporates Mediterranean flat-roof architecture. (Criteria 1.1 & 1.2)

Due to its scale and form, the 1921 warehouse façade is a strong streetscape element, which has landmark qualities in Russell Street, and together with that contribute to the aesthetic value of Russell Street. (Criterion 1.3)

The 1921 warehouse façade and 'The Primaries' development, a former woolstore adapted in the mid 1990s to form two-storeyed terraced housing and car parking within the retained original external shell, together with the surrounding houses collectively form a significant townscape that

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

demonstrates the manner of development within Fremantle where housing and light industry formerly existed in close proximity. (Criterion 1.4)

11. 2. HISTORIC VALUE

The Tannery (fmr) is associated with the development of Fremantle after the beginning of the convict establishment in Western Australian in the 1850s, and is representative of early subdivision and allocation of lots in the Fremantle townsite. The c.1854 limestone building has the potential to contribute to the understanding of the early human occupation and development of the State generally and Fremantle in particular (Criterion 2.1)

The Tannery (fmr) operated as manufacturing premises for local business and employer the WA Tannery and Fellmongers Ltd from 1920/1921 up to its closure in 1995/1996, and was the only tannery in the State that continued to use vegetable dyes in the tanning of hides. (Criterion 2.2)

Physical evidence indicates that the c.1854 limestone building was constructed under the supervision of Henry Vincent, and also shows the influence of Henry Willey Reveley. Vincent was the gaoler at the Round House in Fremantle from 1831, and later took up the position of Superintendent of the Government Establishment Rottnest from 1839 to 1849 and again from 1856 to 1867. During his time at Rottnest, he supervised the construction of a number of limestone buildings utilizing similar construction techniques and unique forms such as the flat roof design, which have similarities to the c.1854 limestone building. (Criteria 2.2 & 2.3)

The c.1854 limestone building has associations with Henry Maxwell Lefroy, who is believed to have lived at the property from 1854 to 1859, and again later from 1875 up to his death in 1879. Lefroy was the Assistant Superintendent of the Convict Establishment from 1854 to 1859 and was later promoted to Superintendent, a position he held from 1860 up to his retirement in 1875. (Lefroy was given the crown grant to the property on 20 November 1865.) (Criterion 2.3)

The construction techniques and form used in the c.1854 limestone building makes it an unusual surviving example of its type on the Western Australian mainland, and one of only a few buildings remaining that have been attributed to the building style of Henry Vincent. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

The c.1854 limestone building is an example of building techniques uncommon in Western Australia. (Criterion 3.2 & 3.3)

11. 4. SOCIAL VALUE

The Tannery (fmr), including both the c.1854 limestone building and the 1921 warehouse façade, is valued by the local community for its contribution to the built environment of the City of Fremantle, and as a result contributes to this community's sense of place. This is evidenced not only by its

inclusion in the City of Fremantle Municipal Heritage Inventory, but also by strong community interest in the preservation and restoration of the c.1854 limestone building in particular, and its receipt of a 2003 City of Fremantle heritage award for compatible adaptation. (Criterion 4.1 & 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The 1921 warehouse façade is a rare example of an industrial building located within an inner city area. This is an example of mixed land usage that existed before the popularity of the car changed attitudes toward town planning and led to the provision of separate zoning for residential and industrial uses. This type of building is becoming increasingly rare as the redevelopment of inner city areas has caused many such places to be demolished. (Criterion 5.1)

The c.1854 limestone building of the *Tannery (fmr)* is a very rare example of a building from the early period of the development of the colony. Its rarity, in part, derives from the unusualness of aspects of its construction, which it shares with several buildings built by Henry Vincent on Rottnest Island, but it seems, with no other buildings within the State. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The 1921 warehouse façade is a representative example of the industrial warehouses that were built early in the twentieth century. (Criterion 6.1)

The c.1854 limestone building is a representative example of one of a very small number of limestone buildings from the mid-nineteenth century that shares a number of unusual constructional details. The other examples are the Roundhouse, constructed in 1832, and buildings located on Rottnest Island. (Criterion 6.1)

12. 3 CONDITION

The 1921 warehouse façade appears to be in a good condition.

The c.1854 limestone building is generally in a good condition and shows evidence of ongoing care and maintenance. The original random rubble limestone walls show evidence of deterioration due to rising damp. A long-term program to rectify this has been instituted by the owners as part of the ongoing care of the building.

12. 4 INTEGRITY

The 1921 warehouse façade has high moderate to high integrity as an industrial façade.

The c.1854 limestone building has moderate integrity. The recent conservation works have enabled the building to be used in a way that is compatible with the original intent.

12. 5 AUTHENTICITY

The 1921 warehouse façade is largely intact and therefore the facade has high authenticity.

The c.1854 limestone building has moderate authenticity. The form of the c. 1854 limestone building remains discernible and the recent works, including the preservation and reconstruction of the original fabric, contributes to an understanding of the original building both externally and internally.

Due to extensive works on the site, it is extremely unlikely that any archaeological evidence remains. The surrounding site has low authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Kristy Bizzaca, Historian. The physical evidence has been compiled by Alan Kelsall, Kelsall Binet Architects and updated, in December 2003, by Palassis Architects.

13.1 DOCUMENTARY EVIDENCE

The Tannery (fmr), located on Lot 9 Russell Street, Fremantle, comprises a single storey c.1854 limestone building located to the rear of the site and a 1921 warehouse façade on the Russell Street elevation, now the front of a two storey block of housing units constructed in 2000.

The development of the town of Fremantle dates from the arrival of the *Parmelia* in 1829, with it becoming the main landing area for the first settlers. The first allotments of land were granted in September 1829 and the town continued to grow slowly as the principal port for the Perth area. This growth was stimulated, and indeed escalated, upon the arrival of the first convicts in 1850 primarily because Fremantle was chosen as the location of the 'convict establishment' and a building program was subsequently instituted to support this function.¹

Fremantle Town Lot 626 (of which Lot 9 is a part) can be seen on a town plan of Fremantle as early as June 1851.² Anecdotal evidence dates the limestone structure on the site to at least 1854, at which time it is recorded that Henry Maxwell Lefroy and his family resided in a '...small but comfortable house in Russell Street, half a mile from the gaol'.³ Lefroy first came to Western Australia in 1841, as a young 22 year old graduate of Oxford University, establishing a substantial farming property at York. In 1844, Lefroy returned to England '...where he became an instructor in the Royal Navy', but came back to Western Australia in 1854, arriving in Fremantle, to take up his appointment as the Assistant Superintendent of the Convict Establishment.⁴ This time, Lefroy was accompanied by his young bride, Annette Bate. Lefroy held the position of Assistant Superintendent until 1859, during which time he continued to live in the limestone building in Russell Street.⁵

¹ Battye, J. S. (ed.), *The Cyclopedia of Western Australia*, Vol. 1, 1912 (Hesperian Press Facsimile Edition, 2000), p. 547; P. W. H. Theil & Co., *Twentieth Century Impressions of Western Australia*, 1901, (Hesperian Press Facsimile Edition 2000), pp. 450 – 452.

² Plan of the town of Fremantle, Western Australia, 30/6/1851, City of Fremantle Local History Collection.

³ de Burgh, W., *The Breakways*, St George Books, 1981, p. 205. It is worth noting that the de Burgh and Lefroy families were closely associated. In fact, in 1855, Lefroy acted as Mr. H. de Burgh's agent in the colony. (Letter dated 1/12/1855, Survey Dept. Unofficial Received, L3/289, Cons. 5000, SRO.)

⁴ de Burgh, W., *The Breakways*, St George Books, 1981, p. 55.

⁵ Ibid, p. 205; Erickson, R., *The Bicentennial Dictionary of Western Australians Pre 1829 – 1888*, UWA Press, Vol 3, K – Q, 1988, p. 1840. Historian Dr Michal Bosworth has questioned whether the Lefroy family ever lived at the place because a residence would have likely to

Although very little information has been found with regard to original limestone building, physical evidence indicates that different elements of its construction have much in common with a number of buildings erected on Rottnest Island as part of the native prison establishment; in particular the flat roof of limestone construction. The construction of these particular buildings has been attributed to Henry Vincent, who served as gaoler at the Round House in Fremantle prior to taking up the position of Superintendent of the Government Establishment, Rottnest, from 1839 to 1849.⁶ Whilst serving as Superintendent, Vincent supervised the construction of a number of limestone buildings including a three-roomed barracks with a flat roof in 1844 and a prison in 1864; the latter having characteristics of Henry Revelley's Round House built in 1830 that also incorporated a flat roof over some portions.⁷ After the closure of the native prison in late 1849, Vincent returned to the mainland where he was in charge of the completion of the Perth to Albany Road from 1850 to 1855.⁸ It is thought that the c. 1854 limestone building may have been constructed, possibly as part of the colonial establishment, under Vincent's direction whilst he was on the mainland during these years; however, no documentary evidence has yet been found to support this notion.⁹ In general it can be stated that the physical evidence, in the form of spaces and features such as the fireplaces and original window and door entries, does suggest that the place was built for the purposes of residential accommodation. (It should be noted that recent histories about the origins of the limestone building have discussed the possibility that it was built as a barracks to house either prison guards or convicts requiring minimum security. This has resulted in the place being known locally as 'the old barracks'.¹⁰)

have been supplied to Lefroy after he became Assistant Superintendent in 1854. (Comments made by M Bosworth at the Register Committee meeting on 8/8/2003.)

⁶ Considine & Griffiths Architects, 'Conservation Plan for Thomson Bay Settlement, Rottnest Island', prepared for the Rottnest Island Authority, 1994, Vol. 1, pp. 6 – 8, 53.

⁷ Ibid, pp. 10, 14, 54.

⁸ Ibid, pp. 12 & 54. With the reopening of the Rottnest prison establishment in 1856, Vincent was again appointed Superintendent and held the position up to 1867. (Ibid, p. 54.)

⁹ Richards, R., 'The History of Tannery Building 1', prepared for West Australian Tanners & Fellmongers Ltd, May 1998, pp. 7 – 18. This section of the report discusses a number of scenarios which may have resulted in the construction of the c. 1854 building; however, other than the physical evidence no definite evidence has been found to substantiate these claims.

¹⁰ There is as yet no documentary evidence to support the notion of the 'barracks', and if such a structure had been built as part of the convict establishment it would have been referred to in the colonial records of the time. In 1853, surveyor R. Austin measured up the convict establishment area in Fremantle, and the c.1854 limestone building was not shown in his field books. (R. Austin, Field Books, 1853 & 1857, Field Book 5 & 6, Surveyor's Field Books, Microfiche, SRO.) Historian Dr Michal Bosworth has noted that the dispatch dated 7 June 1852 from Governor Fitzgerald to the Secretary of State listed various buildings under construction in Fremantle. These included a barracks for water police, a barracks for town police and various other buildings such as officers' quarters. (Notes in email from M Bosworth to K Bizzaca, 30/9/2003.) Unfortunately the surveyor's field books do not appear to cover this area of Fremantle at this time period and therefore cannot be used to confirm whether one of the barracks was possibly *The Tannery* (fmr). The WA Blue Books for 1851

In addition to holding his Assistant Superintendent position, Henry Maxwell Lefroy also maintained his interest farming and agriculture. As well as his original property in York, in 1854, Lefroy purchased from the Crown Locations 59 and 60 to the south of the Fremantle townsite.¹¹ On this land, which he named 'Crondale Farm', Lefroy established vineyards and orchards under tenants.¹²

With his promotion to Superintendent in 1860, an official residence was constructed for Lefroy closer to the prison.¹³ In 1861, he applied for the purchase of five adjoining Fremantle town lots on the corner block bounded by Howard and Russell Streets and South Terrace, including Fremantle Town Lot 626.¹⁴ The Fremantle Town Lot was officially granted to Lefroy several years later on 20 November 1865.¹⁵ As far as his farming interests were concerned, in 1864 he purchased a further 100 acres of Crown Land which adjoined Crondale Farm, and he also purchased farming land at Serpentine.¹⁶

Lefroy remained in the position of Superintendent up to his retirement in 1875, at which time he began to receive his colonial pension and the family returned to live in the c.1854 limestone building in Russell Street.¹⁷

Henry Maxwell Lefroy died in Fremantle on 18 July 1879.¹⁸ His children inherited his estate and, by October, most of his property had been put up for public auction including Fremantle Town Lot 626.¹⁹ The earliest rate book for the City of Fremantle shows that in 1880 the lot was still owned by the Executors of Lefroy's estate, but the 'house', as the c.1854 limestone building was described, was occupied by Fremantle merchant William E. Marmion and master mariner Neil Johnssen.²⁰ The next year, in 1881, Marmion and Johnssen are recorded as the owners of the Russell Street property.²¹ Although both men continued to occupy the property, the building

and 1852 also list a pensioner barracks under construction in Fremantle, however the location of this is not known. (*WA Blue Books*, 1851 & 1852.)

¹¹ Letter dated 21/11/1854, Survey Dept. Unofficial Received, L3/270, Cons. 5000, SRO.

¹² de Burgh, op. cit., p. 209; Letter dated 4/7/1855, Survey Dept. Unofficial Received, L3/281, Cons. 5000, SRO; *The Inquirer*, 21/10/1879.

¹³ de Burgh, op. cit., p. 205.

¹⁴ Letter dated 6/9/1861, Survey Dept. Unofficial received, L3/342, Cons. 5000, SRO. In his letter to the Lands and Surveys Department, Lefroy asks that the lots be put on the one title deed. However, a note from Septimus Roe indicates that this was not done as a standard had been implemented meaning that every lot was listed on a separate title. (Ibid.)

¹⁵ Crown Grant, 2108.

¹⁶ de Burgh, op. cit., p. 210.

¹⁷ de Burgh, op. cit., pp. 205 & 209; Erickson, op. cit., p. 1840. It is not known to what purpose the c. 1854 limestone building was put to from 1860 to 1875; however, it seems most likely that the place was used for accommodation/residential purposes.

¹⁸ Erickson, op. cit., p. 1840.

¹⁹ *The Inquirer*, 21/10/1879. No details of any buildings on lot were included with regard to the land which formed part of Lefroy's estate; the only exception to this being information about Crondale Farm. (Ibid.)

²⁰ City of Fremantle Rate Book, 1880.

²¹ City of Fremantle Rate Book, 1881.

appears to have been internally modified and divided at various times into smaller residences or 'cottages' as they are described in the rate books; for example, in 1885, 4 cottages and stables are recorded on Lot 626²² and, in 1890, 5 cottages comprising two or three rooms were listed on the property²³. (This division of the c. 1854 limestone building is indicated in later site plans of the property dated in 1898 and in 1908.²⁴)

William E. Marmion died in 1896²⁵ and, on 14 September 1897, a new certificate of title was issued for the property at the corner of Howard and Russell Streets and South Terrace, incorporating Fremantle Town Lot 626, to the West Australian Trustee Executor and Agency Company Limited²⁶. On 16 February 1898, ownership of Fremantle Town Lot 626 was transferred to Fremantle shipping merchants George Frederick Gallop and John Henry Payne.²⁷ By this time, the portion of land on which the c.1854 limestone building was located had been subdivided and became Lot 9 Russell Street.²⁸

Although the property changed hands several times in the first two decades of the twentieth century, rate books show that the building on Lot 9 continued to be occupied by various tenants.²⁹ A sewerage plan dated January 1908 shows the c.1854 limestone building on site.³⁰ The 'stone' structure is located to the rear of Lot 9 with other smaller buildings on site being a well and a galvanized iron closet. The c.1854 limestone building is shown as a rectangular shaped central section running east/west, flanked on either side by long rectangular stone sections running north/south and two stone closets adjoining both these sections at the rear. (The long room to the east is recorded as a stable.) The building appears to have been divided into at least two or three smaller areas or 'cottages' as they are described in the rate books, with the front verandah showing divisions between the different portions.³¹

²² City of Fremantle Rate Book, 1885.

²³ City of Fremantle Rate Book, 1890.

²⁴ Western Australian, Fremantle Harbour Works Plan, PWD 6409, 31/7/1898; Metropolitan Sewerage, Fremantle District, PWD 14250, Sheet No. 80, January 1908. These plans indicate that the building had been divided into at least two separate cottages/residences.

²⁵ Richards, op. cit., p. 27.

²⁶ Certificate of Title, Vol. 111, Fol. 149.

²⁷ Certificate of Title, Vol. 144, Fol. 128. Lot 9 Russell Street incorporated a large portion of Fremantle Town Lot 626 as well as portions of Lot 625, 617, 607 and 606. (Ibid.)

²⁸ Ibid.

²⁹ City of Fremantle Rate Books, 1898 – 1910/1911. The owners of Lot 9 Russell Street were as follows: Edward Davies from 19 July 1901 (Certificate of Title, Vol. 144, Fol. 128); William Owston from 9 March 1902 (Certificate of Title, Vol. 221, Fol. 162); George Payne, Frederick Jones and William Mason Owston from 10 April 1903 (Certificate of Title, Vol. 221, Fol. 162); and, William Mason Owston from 19 September 1911 to 7 September 1920 (Certificate of Title; Vol. 221, Fol. 162).

³⁰ Metropolitan Sewerage, Fremantle District, PWD 14250, Sheet No. 80, January 1908.

³¹ Ibid.

By 1910/1911, a warehouse was also listed on Lot 9 Russell Street, which by this time was owned by William Mason Owston.³² This warehouse and additions to the c.1854 limestone building can be clearly seen on a sewerage plan dated May 1914.³³ A fence, probably constructed from limestone (see physical evidence), can be seen along the Russell Street elevation (south), the western boundary and portion of the northern boundary of Lot 9. It appears that much of the area within this fence, including the area between the c.1854 limestone building and the rear boundary, had been roofed in galvanized iron. The c.1854 limestone building itself had been altered by this time with an entry having been made at the south-western corner of the building. Outbuildings also shown on the site were a tank and stand, a boiler, and two vats.³⁴

The discovery of gold in the Kimberley, Murchison and Eastern Goldfields regions in the 1880s and 1890s had had a significant impact on the development of Western Australia. Like other areas throughout the State, Fremantle was transformed as a result of the gold boom and the huge increase in population due to the goldrushes. At the turn of the twentieth century and into the 1900s, the outlying areas of Fremantle such as South Fremantle developed as residential areas; however, semi-industrial and industrial enterprises like boat building and fishing businesses and small scale factories and manufacturers were established in amongst the workers cottages and provided close-at-hand work for local men and women.³⁵

On 7 September 1920, William Cleaver Robinson Alexander Doig and James McLean Dagleish became the proprietors of Lots 9, 10 and 11 Russell Street.³⁶ The 1920/1921 rate books record that the new owners operated a fellmongery from the site.³⁷ On 13 December 1921, approval was given for the erection of a tannery for new owners Doig and Dagleish at a total cost of £1,200.³⁸ The retained façade on the Russell Street elevation was part of this building. In 1921/1922, Doig and Dagleish were deleted from the rate book entry and the WA Tanners & Fellmongers Ltd was listed as the owners and occupiers of *The Tannery (fmr)*.³⁹

³² City of Fremantle Rate Book, 1910/1911; Certificate of Title, Vol. 221 Fol. 162.

³³ Metropolitan Sewerage, Fremantle District, PWD 14250, Sheet No. 2080, Revised May 1914.

³⁴ Ibid.

³⁵ Stannage, C. T., *The People of Perth*, Perth City Council, Perth, 1980, pp. 193 – 194; Rubinich, T., *Plympton to East Fremantle: A Century of Schooling 1898 – 1998*, East Fremantle primary School, p. 1; John Taylor Architect, 'Heritage Study of South Fremantle', prepared for the City of Fremantle, June 1993, pp. 5 & 6, 32 & 33.

³⁶ Certificate of Title, Vol. 752, Fol. 64

³⁷ City of Fremantle Rate Book, 1920/1921.

³⁸ Information from Building Register in City of Fremantle Local History Collection Blue File: 22 Russell Street.

³⁹ City of Fremantle Rate Book, 1921/1922. The certificate of title confirms that West Australian Tanners and Fellmongers Limited were registered as the owners of the property on 19 December 1921. (Certificate of Title, Vol. 725, Fol. 64.)

The WA Tannery and Fellmongers Ltd remained the fellmongering business that had been started by Doig and Dagleish in Russell Street. Born in Fremantle in 1890, Cleave Doig began to work in the wool, hide and skin industry soon after leaving school. After serving in the Australian infantry during World War One, Doig completed a twelve month wool course at Bradford in England. Doig and Dagleish established the business in Russell Street in 1920. It was later floated on the stock market and became the West Australian Tanners and Fellmongers Limited with Doig continuing on at the company as manager.⁴⁰

Later information shows that the hides were brought to the site from local abattoirs and were then dehaired, tanned with wattle bark, and dried at the Russell Street factory. The main products manufactured at WA Tanners and Fellmongers Ltd were sole leather for shoes and embossing leather for handbags.⁴¹

In 1928/1929, WA Tanners and Fellmongers Ltd became the proprietors of 35 Howard Street; the lot of land adjoining the rear of Lot 9 Russell Street.⁴² The company purchased the property from Farrell Bros., who had owned the place from as early as 1900 and had erected an office/warehouse and stables on the land.⁴³ From 1928/1929, the former Farrell Bros. buildings were incorporated into the operations of the WA Tanners and Fellmongers Ltd.

Application was made on 14 August 1963 for the construction of a proposed brick amenities building at an approximate cost of £1,260. Comprising toilets and a changing room, the building was designed by architectural firm Hobbs, Winning & Leighton in association with Allen & Nicholas. The existing toilet structure was demolished to make way for the new amenities building.⁴⁴

It is interesting to note that it was not until the 1970s that a brick ladies toilet was erected on the Howard Street portion of the property suggesting either a lack of amenities for female employees or that no women had been employed at the tannery until this time.⁴⁵ The toilet was constructed by local builder Mr. Wych at a cost of \$800.00.⁴⁶

As a part of its historical survey of the Fremantle area in the mid to late 1970s, the Fremantle Society allocated a 'red' classification to *The Tannery*

⁴⁰ *Men of Western Australia*, V. H. Colless, Perth, 1937, Plate 254. It should be noted that a later, and in fact the last, director of the WA Tanners and Fellmongers Ltd, Robert Camarda, was the grandson of Cleaver Doig.

⁴¹ *Fremantle Gazette*, 30/8/1983.

⁴² City of Fremantle Rate Book, 1928/1929.

⁴³ City of Fremantle Rate Book, 1900 & 1910/1911; see also Metropolitan Sewerage, Fremantle District, PWD 14250, Sheet No. 80, January 1908.

⁴⁴ Messrs. West Australian Tanners & Fellmongers Ltd, Proposed Brick Amenities, No. 22 Russell Street/Howard Street, Fremantle, 9/4/1963 & Application for Works dated 14/8/1963, in City of Fremantle Local History Collection Blue File: 22 Russell Street.

⁴⁵ City of Fremantle, Ladies Toilet Block proposed to be erected on 22 Russell Street, Fremantle, 11/12/1970, in City of Fremantle Local History Collection Blue File: 22 Russell Street.

⁴⁶ Ibid.

(*fmr*), which means that a place contributes significantly to the unique character of Fremantle.⁴⁷

By 1981, the c.1854 limestone building had been all but enclosed by other structures that were part of the WA Tannery and Fellmongers Ltd business, including the erection of a saw-tooth and corrugated iron roof over the top of the still extant flat limestone roof of the building. Internal walls had also been removed and new entries introduced. The place appears to have been used primarily for storage purposes, and a 1981 description also states: 'One complete room of the old house is intact with its original door and fittings and is used as an office by Mr Doig of the Company.'⁴⁸

Over the years local residents had made a number of complaints to the City of Fremantle and Health Department of Western Australia with regard to the smells emanating from *The Tannery (fmr)*. In the early 1980s, this resulted in a number of works at a cost of \$30,000 being carried out to the premises in an attempt to upgrade the effluent system and to kill the smell produced by the treatment of the hides. Other work also included the relocation of certain processing plants further into the factory premises, the concreting of the majority of the floors of the factory to reduce the absorbance of materials, and the re-sheeting of damaged sections of the walls.⁴⁹

In 1981, the WA Tannery and Fellmongers Ltd considered the possible relocation of the manufacturing business to the former Anchor meat works site in Cockburn. An application to the City of Cockburn to this end was rejected and, although a lengthy appeal process to the Planning Minister was successful, the company determined to remain in its existing premises in Russell Street.⁵⁰ In 1982, the company was still a successful business exporting approximately \$1.4 million of product and, by 1983, was the only place in the state that continued to use vegetation dyes, in this case wattle bark, in the tanning of hides.⁵¹

In 1995/1996, due to financial reasons, *The Tannery (fmr)* was closed. In July 1996, the property was put up for sale for \$1.5 million to settle outstanding debts from the business. At the time there was recognition from both the City of Fremantle and the Heritage Council of WA of the heritage significance of the buildings on the site, in particular the 'Lefroy House', which was said to be an unusual building construction of the type only seen at Thompson Bay settlement, Rottnest Island. It was therefore determined that any redevelopment of the site would have to take into the consideration the restoration and reuse of the limestone structure.⁵²

⁴⁷ City of Fremantle Local History Collection Blue File: 22 Russell Street. Note: A photograph included with this classification shows only the 1921 warehouse building.

⁴⁸ de Burgh, op. cit., p. 240; other information also from A plan & description of the operations of WA Tanners and Fellmongers on the site by Manager Robert Camarda, 16/1/1996, in City of Fremantle Local History Collection Blue File: 22 Russell Street.

⁴⁹ *Fremantle Gazette*, 30/8/1983.

⁵⁰ *Fremantle Gazette*, 30/8/1983.

⁵¹ Ibid.

⁵² *The Weekend Australian*, Property Liftout, 1/6/1996.

As part of the sale of the property, the WA Tanners and Fellmongers Ltd entered into discussions with the City of Fremantle regarding redevelopment opportunities and planning requirements for the site. Council requested that a conservation plan and a contamination report for the property be prepared. These were completed in 1996 and 1997 with architect Brian Kloppe completing the conservation plan.⁵³

On 7 November 1996, an application was made for the demolition of the existing warehouse building and structures located on the 35 Howard Street portion of the property and to the rear and adjoining the c.1854 limestone building. Approval for the demolition was granted by the City of Fremantle Development Committee on 9 December 1996 subject to several conditions. These conditions were: the retention of the existing limestone wall on the western boundary of the site; that the existing building be fully documented by professionals prior to any works taking place; and, that the existing tanks be removed and the site cleaned to environmental standards prior to development.⁵⁴

Records show that this section of the property contained the effluent and treatment pits and tanks of the fellmongery as well as the lime and raw hide yards, storage, the 1963 toilets and change rooms, and the chemical storage area.⁵⁵ Captions of some of the photographs taken in 1996 as part of the archival record describe one of the buildings on 35 Howard Street as 'Farrell's old storage shed'. This is a reference to one of the buildings constructed by Farrell Bros. in the early 1900s as part of its business operations.⁵⁶

Following the adoption of Kloppe's conservation plan on 20 January 1997, several applications and schemes were submitted to the City of Fremantle by the owners of *The Tannery (fmr)*, the WA Tanners and Fellmongers Ltd, and were subsequently considered.⁵⁷ Twice in the following years, the owners applied for a grant under the Heritage Council's Heritage Grants Program for the cost of restoration works, the construction of a shelter, and additional historical and archaeological work to be carried out on the place by the Centre of WA History. Both of these applications were unsuccessful.⁵⁸

⁵³ Information from HCWA File: P4588.

⁵⁴ Excerpt from City of Fremantle, Minutes of Development Assessments Committee, 9/12/1996, in City of Fremantle Local History Collection Blue File: 22 Russell Street.

⁵⁵ Photographs dated 1996; A plan & description of the operations of WA Tanners and Fellmongers on the site by Manager Robert Camarda, 16/1/1996, in City of Fremantle Local History Collection Blue File: 22 Russell Street.

⁵⁶ Photographs dated 1996, in City of Fremantle Local History Collection Blue File: 22 Russell Street. Rate books show that by 1910/1911 Farrell Bro.'s Howard Street property comprised a warehouse, office and stables. These buildings are also shown on a plan of the site dated 1908. (City of Fremantle Rate Book, 1910/1911; Metropolitan Sewerage, Fremantle District, Sheet No. 80, PWD 14250, January 1908.)

⁵⁷ City of Fremantle, Minutes of Development Assessments Committee, 20/9/1999, pp. 1 – 2, in HCWA File: P 4588.

⁵⁸ Information from HCWA File: P 4588.

On 21 June 1999, another application for the redevelopment of the site was submitted to Council by Ronal Architects on behalf of the owners⁵⁹ and proposed the conversion of the 1921 warehouse into 7 residential units and 1 commercial office, and the restoration and conversion of the c.1854 limestone building into two residential units.⁶⁰ Planning consent was given by Council subject to a number of conditions; the main of these being that the proposed development of the limestone building be deleted from the planning consent and that the matter be referred to the Heritage Council for its consideration.⁶¹

After some consideration, and a number of meetings between the Heritage Council, the City of Fremantle, the owners and the architects responsible for the redevelopment plans, the Heritage Council resolved on 25 January 2000 to support the application following the receipt of additional information including the full documentation of the extent of the flat roof of the c. 1854 limestone building.⁶² In 2000, the conversion of the 1921 warehouse into residential units proceeded; however, consideration was still being given to the proposed residential development of the c.1854 limestone building into two strata titled units.

In March 2001, the Heritage Council gave in principle support to a development proposal from the architectural firm Cox Howlett Bailey Woodland.⁶³ This was subject to the conservation of the building, including the retention of remnant fabric such as timber joinery in situ, the reconstruction of the fireplaces, the replacement of the saw tooth roof, and the advice of an experienced stone conservation expert.⁶⁴ (It should be noted that this proposal would also see the extension of the building to allow for the residential purpose.)

During the period in which redevelopment of the property has been discussed, there has been some community concern expressed regarding the retention of the c.1854 limestone building and the fact that it has not as yet been considered for entry into the Register of Heritage Places. In 2001, it was decided that the assessment of the place be a priority considering its cultural heritage significance and the plans for its redevelopment. In July of this year, consultants were commissioned to prepare a heritage assessment.⁶⁵

In October 2001, the 1921 warehouse façade forms part of residential units, which are occupied, and the c.1854 limestone building is currently vacant.

⁵⁹ On 23 June 1999, Malcolm Ian Rivers and Cuid Fein Pty Ltd, both of 126 Hampton Road were registered as the tenants in common of Lot 9, Diagram 475. After the sale of the residential units on the southern portion of the site, new folios were created for the strata lots on 10 January 2001. (Certificate of Title, Vol. 2149, Fol. 432.)

⁶⁰ Ibid, p. 2.

⁶¹ Ibid, pp. 11 & 14.

⁶² Minutes of HCWA Development Committee, 25/1/2000, & information in HCWA File: P 4588.

⁶³ Letter from Heritage Council dated 28/3/2001, in HCWA File: P4588.

⁶⁴ Ibid.

⁶⁵ Information in HCWA File: P 4588.

Since the completion of the original heritage assessment of *The Tannery (fmr)* in 2001 major conservation works have been undertaken to the c.1854 limestone building, which has resulted in its restoration and its conversion into residential apartments. In 2003, Richard Longley's conservation of this building was the object of a City of Fremantle and Town of East Fremantle Heritage Award for compatible adaptation.⁶⁶

13.2 PHYSICAL EVIDENCE

The Tannery (fmr) is located on the north side of Russell Street, approximately 50 metres west from the junction with South Terrace. The place comprises a two-storey residential unit development which stands on the south and west sides of the site. The south face of this building is the retained façade of the tannery/warehouse building that had previously stood on this site since 1921. A single-storey limestone building (c.1854) is also located in the centre of the site. This building contains two residences and has new additions to the rear.

Russell Street is now a residential street containing a mix of housing types. It consists predominantly of late 19th century single-storey houses together with a number of post World War II houses. There are also two former industrial buildings that have recently been converted into residential units. One of these is *The Tannery (fmr)* and the other is a development named 'The Primaries'.

'The Primaries' is a former woolstore located at the corner of Russell Street and South Terrace. The building runs down the south side of Russell Street for about 100 metres so that the rear part of 'The Primaries' is opposite *The Tannery (fmr)*. 'The Primaries' is a single-storey, brick and corrugated iron building adapted in the mid 1990s to form two-storeyed terraced housing and car parking within the retained original external shell.

The south face of *The Tannery (fmr)* is built against the edge of the public footpath. The street verge is grassed and contains two mature peppermint trees. A paved driveway to the south of the site has a metal fence and gate, set back approximately 8 metres from the street front.

Most of the site of *The Tannery (fmr)* is covered by buildings. Two buildings now stand on the site. A new two-storey block of brick housing units stands on the south and west sides of the site forming an 'L' shaped floor plan. The south block of this building is built behind the former warehouse façade. The housing and its carparking are contained within the extent of this wing of the earlier building. Part of the original timber warehouse structure remains extant in the southern end of the car park to the rear of the housing.

The limestone building is positioned to the centre of the site behind the housing units. The long side of this largely rectangular building runs in an east/west direction. The building abuts the return wall of the housing block at the western end. The garage to the eastern end of the limestone building

⁶⁶ Agnieszka Kiera, City of Fremantle, phone conversation with Clare Schulz, 6 May 2004.
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abuts the east boundary of the site. The two-storey wings added to the limestone building extend to the rear of the lot.

1921 Warehouse Façade

The 1921 Warehouse Façade was designed in a much simplified version of the Federation Warehouse style.⁶⁷ The most noticeable shared characteristics being the brickwork construction and the numerous repetitive bays, which clearly express the structural module of the building. The most obvious deviation from the characteristics of the style is that the building is of trabeated construction, whereas it is typical of the style that arches that span the piers of each bay top the panels of brickwork.

This façade of *The Tannery (fmr)* is composed with eleven equally spaced bays formed by piers containing panels of brickwork. The walls are constructed of red coloured bricks in English bond. A single large window is set within nine of these panels of brickwork. In the other two bays the brickwork has been removed to form an opening for the width of the bay. One of these openings contains a glazed screen and door of recent construction the other forms an opening that leads to the housing behind.

A 750 mm high rendered plinth, which has been painted, runs continuously for the length of this face of the building apart from the two bays noted above. Each bay is defined by brick piers that project about 100 mm. The piers support a continuous entablature that is render finished and is topped by a brick parapet that has a rendered coping.

Each window opening has a rendered flat lintel beam and a rendered sill. The windows are timber framed and contain two pairs of casements separated by a central mullion that supports a 4 pane openable fanlight.

The former warehouse façade appears to be in a good condition.

c.1854 Limestone building

The c.1854 limestone building is a single-storey building built in the Victorian Georgian style with Mediterranean flat roof influences.⁶⁸ This building is rectangular in plan and measures about 30 x 9 metres. It has a steeply pitched, hipped timber framed roof clad in 'zincalume'. The wall plate level is about 3.3 metres above ground level.

Recent conservation works to the place have involved the preservation, reconstruction and adaptation of the existing fabric to form two residences. Throughout the building, the reconstructed limestone walls are subtly distinguished from the original random rubble limestone by a dressed limestone finish. The rendered finish, which is 'sacrificial', is part of a long-term conservation programme to remediate the original limestone walls. There is evidence of deterioration to the limestone walls, particularly on the southern side, due to rising damp. Where visible, the stones vary greatly in size and in places it appears that the walls consist of alternating bands of large and small stone sizes.

⁶⁷ Apperly, et. al., op. cit

⁶⁸ Apperly, et. al., op. cit

New rendered brick, steel and iron additions include a double garage, to the eastern end of the limestone building, and two-storey wings, with roof gardens, to the rear western and eastern ends of the building. New timber framed rooms have been constructed in lofts to the northern roof space.

The south (front) façade is rendered limestone. The façade is composed with buttresses that divide the façade symmetrically into four bays. Three buttresses project about 1200 mm from the face of the building. One of these buttresses is about 6m from the south-east corner of the building, the other is near to being central within the façade. The third buttress on this façade, which is about 6m from the south-west corner of the building, has been reconstructed and is not rendered.

The roof overhang, with exposed timber rafters, extends over the buttresses and has a deep painted timber eaves board running the length of the roof. The half-round galvanized roof gutters discharge into round galvanized down pipes adjacent to the buttresses. There are a series of roof lights to the roof and two face brick chimneys towards the centre of the roof ridge.

Four double timber doors, with fanlights to full height, have been fitted to the former openings in each bay. These are centrally located within each of the bays, with the exception of the second bay, which is located off-centre to the west. Timber framed windows have been fitted to the original window openings, which are located in the central bays. These windows comprise a window to each side of the two central doors. The window openings have low head heights at about 1700 mm above ground level and each has a timber lintel and flat sill.

The brick paving of the car park to the south of the limestone building extends to a retaining wall, which has been constructed to the front of the limestone building to form a dry 'moat'. This moat which has been paved with re-cycled bricks, has been constructed to provide sub-floor ventilation to the building. Timber 'bridges' provide access to the four doors along the south façade.

The eastern façade comprises rendered limestone with a new central door fitted to an existing opening. Attached to the eastern end of the building is a single-storey garage with an almost flat zincalume roof set below the eaves line of the limestone building. Two automated garage doors are located to either side of the steel framed opening.

The north façade of the limestone building, which is mostly rendered, has sections of the original limestone wall remaining. At the western-most end the original random rubble wall and buttress are evident. Some of this wall has been reconstructed and a timber framed window inserted. The central buttress has been reconstructed and forms part of the boundary wall between the two residences. Timber decks and brick paved courtyards have been constructed to the rear of both residences. The western-most courtyard also contains a tiled, lap swimming pool with glazed fencing.

The large openings to the central bays have been framed with steel and fitted with large sliding glazed doors. Recycled timber framing forms an upper level balcony, accessed from the loft spaces. Timber framed window

have been fitted to the original window openings in the central bays. Two of these windows have low head heights at about 1700 mm above ground level, while the remaining two windows are tall and narrow. Each of the windows has a timber lintel and flat sill.

The west end of the building abuts the return leg of the housing units that now occupies the western part of the site so that, in effect, there is no west face to the building.

Internally, the limestone building is divided into two residences (Residence 1 and 2) about the central north/south wall, which has been largely reconstructed. While the original walls of the building do not remain completely intact, where they do remain they have been retained throughout.

The ground floor of the two residences houses the kitchen, living and dining areas. A longitudinal wall runs east/west along the centre of the building. Its position within the building aligns with the two central bays on the north and south faces of the building. The only intact original room is located to the centre of Residence 2 to the south of the longitudinal wall.

Two fireplaces stand on the north side of the longitudinal wall and two on its south side. The western-most fireplace, on the southern side, has been reconstructed to match the original. The fireplaces have brick surrounds and segmental arched heads.

There are three openings in the longitudinal wall. In Residence 1, there is a new opening, corresponding in size to the window opening in the southern external wall. The other opening, which is an original opening, provides access between the dining and living rooms. These openings have timber lintels. The opening in Residence 2 also has a timber lintel and has been fitted with a new door.

The internal walls are generally rendered throughout. In places, such as the buttress walls, which are visible internally, and the wall between the kitchen and dining room in Residence 1, the original random rubble limestone and the reconstructed limestone are featured.

No original floor boards remain. The floors to Residence 1 comprise recycled jarrah with painted timber skirtings. New timber floors have been laid to Residence 2.

The timber roof structure is located over an earlier limestone slab roof, which is visible (in section) from the staircase of Residence 2 and in the roof space of the residences. This earlier roof is very low pitched, almost flat, and consists of a 'slab' of fine limestone, to which has been added a topping screed. The total construction is about 150-200 mm thick. The slab sits on butted jarrah boarding that is now slightly spaced. The boarding is supported by jarrah beams that are at about 450 mm centres. These boards form the ceiling of the ground floor. In Residence 2, the jarrah boards have been painted white and timber battens fitted underneath the gaps.

A double height steel frame to either side of the western and eastern-most buttresses on the north side of the building contains new timber stairs.

These stairs, which are situated in a steel and glazed link provide access to the new two storey wings and to the loft spaces. These additions contain bedrooms and wet areas as well as additional functional spaces, such as studies. The loft rooms has been constructed on a new timber floor structure, which does transfer load to the limestone slab roof. The finishes to the new additions and loft rooms comprise painted gyprock walls and ceilings, timber floor boards and tiled floor finishes to wet areas. The flat roofs of the two-storey wings have been tiled to form rooftop gardens.

The building is generally in a good condition and shows evidence of ongoing care and maintenance. The original random rubble limestone walls show evidence of deterioration due to rising damp. A long term program to rectify this has been instituted by the owners as part of the ongoing care of the building.

13. 3 COMPARATIVE INFORMATION

c.1854 Limestone building

Physical evidence indicates that the construction of the c.1854 limestone building has much in common with a number of buildings erected on Rottnest Island as part of the native prison establishment; in particular the flat roof of limestone construction. The person who has been attributed to the buildings on Rottnest is Henry Vincent, showing the influence of Henry Revelly. Vincent served as the Superintendent of the Government Establishment Rottnest from 1839 to 1949.⁶⁹ Whilst serving as Superintendent, Vincent supervised the construction of a number of limestone buildings including a three-roomed barracks with a flat roof in 1844 and a prison in 1864.⁷⁰

It should be noted that while the building does share common characteristics with buildings on Rottnest, of which the roof is the most noticeable, there are significant differences. One being, that the slab of the original roof to the building in Russell Street is supported by jarrah beams and the slope of the roof is achieved by varying the thickness of the slab. Whereas, in all buildings that were built by Vincent on Rottnest, the roof slabs are supported on the much more unusual system of split beam trusses. Another difference is that the Vincent buildings on Rottnest have fully parapetted roofs, whereas the roof of the building in Russell Street extends beyond the line of the building to form an eaves that is about 1200mm wide.

13. 4 KEY REFERENCES

No key references.

13. 5 FURTHER RESEARCH

⁶⁹ Considine & Griffiths Architects, op. cit., pp. 6 – 8, 53.

⁷⁰ Ibid, pp. 10, 14, 54.

The original construction, including the date of construction, the purpose for which the place was built, and the original form, of the c. 1854 limestone building is an area of further research. At a later date, a more in depth search of the Colonial Secretary's Office records is required to see if any more information can be found with regard to the construction of the c. 1854 limestone building, and if it was indeed part of the convict establishment.

The exact details of all changes and the dates of works to the c.1854 limestone building are not known.

Due to extensive works on the site, it is extremely unlikely that any archaeological evidence remains.