



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## 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)

- 3.5 Developing primary production
- 3.8.1 Shipping to and from Australian ports
- 3.8.2 Safeguarding Australian products for long journeys
- 3.15 Developing economic links outside Australia
- 4.1 Planning urban settlements

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 201 River and sea transport
- 307 Intellectual activities, arts and crafts
- 308 Commercial services and industries
- 505 Markets

#### 11.1 AESTHETIC VALUE\*

*Warehouse, 22-26 Pakenham Street* is a simple example of a commercial building designed in the Federation Warehouse style, featuring unpainted external brickwork, saw tooth roof form and repetition of elements, all characteristic of this style. (Criterion 1.1)

*Warehouse, 22-26 Pakenham Street* contributes to the intactness of the landmark West End Conservation Area, a substantial extant body of predominantly Federation era commercial buildings, also including elements from the earliest settlement of Fremantle and the convict era, characterised by many fine streetscapes of buildings that retain much of their original detailing. (Criteria 1.3 & 1.4)

*Warehouse, 22-26 Pakenham Street* is an integral element of the substantially intact streetscape of predominantly two-storey Federation era commercial and

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\* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

industrial buildings, almost all built on the same zero-setback alignment that extends along the full length of Pakenham Street. (Criterion 1.4)

## **11. 2. HISTORIC VALUE**

*Warehouse, 22-26 Pakenham Street*, through its long use as a warehouse for importers, carriers, shipping agents, and wool stores, located close to both the railway station and the port, provides evidence of the development of Fremantle as a port town and the import-export gateway of the State. (Criterion 2.1)

*Warehouse, 22-26 Pakenham Street* was used as a wool store from 1918 to 1930 and then again from 1956 to 1974, reflecting the boom and bust cycle of the wool industry due to international events and the subsequent changes in practices of wool storage, display and sale in the twentieth century. (Criterion 2.1)

*Warehouse, 22-26 Pakenham Street* is indicative of the economic impact in commercial centres of rural population expansion and new agricultural areas opening up across the state in the early twentieth century. (Criterion 2.2)

*Warehouse, 22-26 Pakenham Street* was built for significant Perth land owner, businessman and politician Timothy Quinlan in 1907, demonstrating the breadth of his commercial investments, and continued to be owned by members of his family until 1997. (Criterion 2.3)

*Warehouse, 22-26 Pakenham Street* was occupied by notable Western Australian companies Paterson & Co (1908-1918), Elder Smith & Co (1918-1930) and Frank Manford Pty Ltd (1930-1956). (Criterion 2.3)

## **11. 3. SCIENTIFIC VALUE**

The visually intrusive structural components and internal elements installed in the late 1970s illustrate the practice of structural engineering at that time which is of interest for current engineering practitioners. (Criterion 3.3)

## **11. 4. SOCIAL VALUE**

*Warehouse, 22-26 Pakenham Street* is important to the community for its contribution to the significant West End Conservation Area, an acknowledged tourist draw-card central to the historic port character described in promotional materials for Fremantle. (Criteria 4.1 & 4.2)

*Warehouse, 22-26 Pakenham Street* has had an important social role since 1992 through its provision of affordable studio space for artists, some of whom have achieved moderate success, and as such supports the artistic community that is part of Fremantle's cultural identity. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

*Warehouse, 22-26 Pakenham Street* is situated in the heart of and contributes to the West End Conservation Area, which is rare for its intactness as a nineteenth century port city, and individually is one of the most intact examples of a 1900s building remaining in the precinct, including retention of its loading bay and timber lift shaft. (Criterion 5.1)

## **12.2 REPRESENTATIVENESS**

*Warehouse, 22-26 Pakenham Street* is a good representative example of a utilitarian Federation Warehouse style building. (Criterion 6.1)

*Warehouse, 22-26 Pakenham Street* is a good example of the style of building used for storage and display of wool prior to export, and demonstrates the characteristics of a building designed for the storage and handling of potentially large or heavy goods. (Criterion 6.2)

## **12.3 CONDITION**

*Warehouse, 22-26 Pakenham Street* is in fair condition. It is generally structurally sound. External brickwork has suffered from previous poor repair work and requires restoration. The roof structure and cladding are in fair condition.

## **12.4 INTEGRITY**

*Warehouse, 22-26 Pakenham Street* has high integrity. The original intent of the building remains evident and has undergone little adaptation to accommodate the present use.

## **12.5 AUTHENTICITY**

*Warehouse, 22-26 Pakenham Street* has high authenticity. The original structure and materials remain extant and adaptations to the first floor have been modest and appropriate.

### 13. SUPPORTING EVIDENCE

This document has been based on 'Warehouse (fmr) 22-26 Pakenham Street, Fremantle: Conservation Management Plan', prepared by Hocking Planning and Architecture for Helene Schairer and Portshine Pty Ltd, June 2010, with amendments and/or additions by State Heritage Office staff and the Register Committee.

#### 13.1 DOCUMENTARY EVIDENCE

For a discussion of the documentary evidence, refer to 'Warehouse (fmr) 22-26 Pakenham Street, Fremantle: Conservation Management Plan', prepared by Hocking Planning and Architecture for Helene Schairer and Portshine Pty Ltd, June 2010.

The West End Conservation Area is an acknowledged tourist draw-card used in promotional materials for Fremantle. For example, four of eleven self-guided Fremantle Walk Trails are substantially through the West End and note the value of its historic buildings.<sup>1</sup> Many tourism websites list the heritage of the West End in their short blurbs about the main attractions of Fremantle.<sup>2</sup>

#### 13.2 PHYSICAL EVIDENCE

For a discussion of the physical evidence, refer to 'Warehouse (fmr) 22-26 Pakenham Street, Fremantle: Conservation Management Plan', prepared by Hocking Planning and Architecture for Helene Schairer and Portshine Pty Ltd, June 2010.

#### 13.3 COMPARATIVE INFORMATION

For a discussion of the comparative information, refer to 'Warehouse (fmr) 22-26 Pakenham Street, Fremantle: Conservation Management Plan', prepared by Hocking Planning and Architecture for Helene Schairer and Portshine Pty Ltd, June 2010.

Most of the buildings within the West End Conservation Area have changed their function since construction, often several times and, as a result, have had internal alterations. In addition, those that have retained early functions, such as office spaces, have often had changes made to accommodate the changing needs of these uses. Many buildings have been subdivided internally to accommodate new uses, such as buildings now used by Notre Dame University for teaching spaces, offices, libraries and common rooms: P00859 *Lilly's Buildings* in Cliff Street, originally offices, which was used for some time as apartments before reverting to offices; and, P00882 the former Coffee Palace, later offices, now accommodating *Lance Holt School* in Henry Street. Many of these changes have been sensitively undertaken. However, on the whole the original spacing and details associated with early uses have not been retained internally. *Warehouse, 22-26 Pakenham Street* is substantially intact internally, and retains its loading bay and timber lift shaft. No comparative study of buildings

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<sup>1</sup> Fremantle Trails <http://www.fremantletrails.com.au/> accessed 24 Feb 2011

<sup>2</sup> See for example:  
World Guides [http://www.perth.world-guides.com/perth\\_attractions\\_near.html](http://www.perth.world-guides.com/perth_attractions_near.html)  
Trip Wolf <http://www.tripwolf.com/en/guide/list/697721/Australia/Western-Australia/Fremantle?group=4>  
accessed 24 Feb 2011

within the West End has been prepared that details the interiors of the buildings. However, it appears likely that *Warehouse, 22-26 Pakenham Street* is among the most internally intact buildings within the West End.

Most of the other historic buildings within the West End have been painted and often also rendered. A comprehensive analysis of the number of West End buildings that have not been painted or rendered has not been undertaken. However, a report on the whole area describes its typical appearance as masonry buildings 'stuccoed and painted'<sup>3</sup>, a detailed analysis of Phillimore Street Precinct shows no substantial buildings in that portion of the West End that are without paint, render or stucco<sup>4</sup> and there are only two unpainted buildings shown amongst 42 photographs linked to the West End Conservation Area's entry in the Australian Heritage Database, one of which has substantial stucco work<sup>5</sup>.

#### **13.4 KEY REFERENCES**

'Warehouse (fmr) 22-26 Pakenham Street, Fremantle: Conservation Management Plan', prepared by Hocking Planning and Architecture for Helene Schairer and Portshine Pty Ltd, June 2010.

#### **13.5 FURTHER RESEARCH**

West End Conservation Area as a whole is generally accepted to be rare for its intactness as a nineteenth century port city. A heritage assessment for the whole area, which would include research to clarify the comparative rarity value of the area, has not been undertaken to date.

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<sup>3</sup> City of Fremantle, 'Conservation Policy for the Fremantle West End Conservation Area', 1989, p.13.

<sup>4</sup> Heritage and Conservation Professionals, 'Phillimore Street Precinct, Fremantle: Conservation Plan', prepared for the City of Fremantle, January 2003 (Draft), Appendix E: Buildings Within the Precinct Boundary.

<sup>5</sup> Australian Heritage Database entry for Fremantle West End Conservation Area [http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place\\_detail;place\\_id=10578](http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=10578) accessed 24 Feb 2011