



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

The building, in its prominent corner location in the historic West End Precinct is of significance for its contribution to the streetscape and precinct values of Norfolk Street, Parry Street and that section of South Terrace. (Criterion 1.4)

11.2. HISTORIC VALUE

The building is significant in that it represents the evolution of private businesses and industries, such as the corner shop with attached living quarters, that grew in towns like Fremantle during the late convict and early colonial eras. (Criterion 2.1)

It is significant for its creative design which is evident in the upper storey being on street level and the lower storey which is built below street level and partially into the ground, and it faces a terraced high walled back garden. (Criterion 2.4)

11.3. SCIENTIFIC VALUE

The place is significant for its early use of a flitch beam¹ in the extension to the shop in the 1880s. (Criterion 3.3)

11.4. SOCIAL VALUE

26-28 Norfolk Street is significant through its representation of late nineteenth century corner stores and later adjoining private residence.

It is valued by the Fremantle community for its intact late 1900s aesthetic architecture. (Criterion 4.1)

It contributes to west Fremantle's colonial architecture of the convict period. It complements the aesthetic simplicity of other convict and colonial buildings in the streetscape. (Criterion 4.2)

¹ A flitch beam is a compound beam, usually iron plate between two sections of timber.

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The corner shop with living quarters attached is a rare example of the building type from this period. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The place is representative of the corner shop with living quarters attached, a building type which was to become a common feature of the suburbs. (Criterion 6.2)

12. 3 CONDITION

The condition of the place is good.

12. 4 INTEGRITY

The place has a high degree of integrity, being used for its original residential purpose and being subject to a covenant with the National Trust of Australia (WA), under the terms of which the owners are obliged to consult in the event of any contemplated changes to the building fabric.

12. 5 AUTHENTICITY

The place has a high degree of authenticity, having undergone a minimum of changes to the building fabric.

13. SUPPORTING EVIDENCE

The supporting evidence was compiled by John Pidgeon, Architect, from the National Trust of Australia (WA) files and from information supplied by one of the strata title holders, Mr Robert Woollett, supplemented with research carried out by Natasha Georgiou, BA.

13.1 DOCUMENTARY EVIDENCE

28 Norfolk Street, Fremantle is a limestone house constructed for William Jose in 1862 as premises for a grocery store. During the 1880s a warehouse was extended onto the store at the location of 26 Norfolk Street, which later became a private residence. The entire building, which is a two-storeyed house, is currently split into two strata titled living units.²

During the early 1860s the town of Fremantle was growing economically and socially because of the influence of the Convict Establishment, which had begun in 1850. The west end of Fremantle was the most densely populated by the local inhabitants, since it was close to the main employment areas of the port, the commercial centre, and the Convict Establishment.

It was during this period that William Jose purchased Fremantle Town Lot 168 on 17 October 1862, for £50-0-0.³ William Jose was born in Cornwall on 7 June 1819. He arrived in Australia in 1852 via America with his wife Letitia (nee Ruddle). His children were born in Australia. They included Henry Thomas (b. 1854), David Samuel (b. 1858 d. 1919), Richard, Elizabeth Jane, and William John. Jose erected a grocery store on Fremantle Town Lot 168, the building now known as No 28 Norfolk Street. His sons were his store assistants and Henry Thomas later had a store at Geraldton in the 1870s. William Jose died on the 23rd of June 1875. His sons carried on the business.⁴

In the 1880s the store was extended to include the building now known as 26 Norfolk Street. The shop front and parapet had been built on the east corner of the building (corner of Norfolk Street and Norfolk Lane).⁵ The entire building complements the streetscape with its aesthetic simplicity typical of colonial and convict period dwellings that demonstrated 'the simple level of technical development of design and construction skills, and deployment of the local and imported building materials'.⁶ During this period *26-28 Norfolk Street* was part owned by William Jose's widow, Letitia, and her children Maltida Ann Sainsbury, Elizabeth Jane Harvey, William John, Henry Thomas, and David Samuel. William John was the sole executer of William Jose's will.⁷

The whole property was then transferred to the widowed Maltida Ann Sainsbury of Guildford in 1889.⁸ She was the one of the daughters of William Jose. It was most likely during this time that No 28 Norfolk Street ceased

² Strata Plan 6116.

³ Enrolment 1916.

⁴ Rica Erickson, *Dictionary of Western Australians V 2*, (UWA Press: Nedlands, 1972), p 609.

⁵ John Pidgeon, Architect.

⁶ Barrie Melotte, *City of Fremantle Heritage Strategy*, (Curtin University, July 1990), p 140.

⁷ Memorials 10/872, 10/308 & 11/387, Batty Library.

⁸ Certificate of Title' Vol. 75 Fol. 66.

being a shop to become a private residence. After 1895 there followed a succession of owners; John George Thompson, cordial manufacturer (1896), John Joseph Higham, gentleman (1897), Harry James William Higham, grazier (1899), Harry Norman Higham and William John Ashburton Higham (1917). Peter Ebenezer Wodd, who was a builder took residence in 1927. It was during this time that the overhang roof at the rear of the building was replaced by a verandah, open on No 26 side, and closed on No 28 side.⁹ In 1930 Nikola Zanze took residence.¹⁰ Mrs C. Fletcher in 1935 turned No 26 into a boarding house. This continued until 1939 when a Mr A Zanich took residence.

The Post Office Directory indicates that in 1940 the property was split into two residences. No 26 belonged to Mr A. Zanich, and No 28 belonged to Jas. Crouchley, caretaker of Scotts Church. While Crouchley stayed in No 28 the owners of No 26 changed to Mrs Elsie Dale (1945), Mr Toma Bucat (1946), Mrs Alice Tognolini (1949).¹¹ In 1970 the entire property was owned by Southern Motors Pty. Ltd., until the present owner, Robert Trevor Woollett, schoolmaster, obtained the land title in 1973.

Robert Woollett conducted major renovations in 1974. Bathrooms and kitchens were installed, front and rear verandahs are restored and the roof reclad, all with the help of a National Estate Grant. The garden at the rear was terraced and landscaped. A covenant with the National Trust of Australia was placed on the title.¹²

The property was divided into two units and strata-titled in 1979. Further renovations in No 28 saw the wall between the two rooms on the north east side removed to form one larger room. Gabrielle Baillieu was owner of no 26 from 1980-1986, and Robert Trevor Woollett owner of No 28. In 1988 a car bay was erected in the north corner of No. 28, and in 1993 it was converted to a stone and corrugated iron roofed garage.

The duplex is now the private residence of Robert Woollett (No 28) and Brownyn Baillieu Latif (No 26).

13. 2 PHYSICAL EVIDENCE

26-28 Norfolk Street, within the historic West End Precinct of Fremantle, in its prominent corner location at the intersection of Norfolk Street and Norfolk Lane, presages the heritage ambience of the streetscape and precinct values of the immediate environs and the street blocks adjoining Norfolk Street. Further, interest is generated by the contrasting façades on adjoining street frontages. The building reinforces the heritage ambience of its precinct with the diversity of its low profile, its detail, colour and mellowness in that section of the Historic Town. It is set among a rich resource of heritage buildings in the immediate vicinity including the Norfolk Hotel, Scots Church, Fremantle Technical School, Essex Street Mill, the Fremantle Pavilion and the Parry Street Grandstand.

⁹ John Pidgeon, Architect.

¹⁰ Certificates of Title 75/66; 956/65; 206/138; 1097/774.

¹¹ Post Office Directories.

¹² John Pidgeon, Architect & information from Robert Woollett.

26 Norfolk Street is a two-storied house split into two strata titled living units. Each unit is entered by means of steps leading up some 700 mm from the Norfolk Street boundary to a verandah at the first floor level. The lower floor is below street level on the Norfolk Street frontage and opens onto a terraced garden at the rear of the building. The house is built of limestone stone walls which are cement rendered externally and plastered internally save for the internal walls of No 28 at first floor level where the walls are lath and plaster on timber studwork. The roof is clad with corrugated iron.

The northernmost unit, No 28, fronting onto the corner of Norfolk Street and Norfolk Lane has a Living Room, once a shop on the street alignment. The street corner entrance to this room has been walled up. This room contains a beam of two timber members sandwiching a steel plate or flitch. To the rear of the Living Room is a narrow Bed Room which gives access to steps rising some 700 mm to an enclosed Verandah. On the other side of the narrow entrance passage, containing the steep staircase to the lower floor, are two bedrooms.

The floors are of wide timber boarding and the ceilings lath and plastered.

The upper floor of the unit at No 26 has a wider entrance hall than that of No 28 and the internal walls are of plastered stonework. The plan is symmetrical with two rooms on each side of the Entrance Hall. The two rooms on the No 28 side of the Entrance Hall have been made one by the removal of the dividing wall. As with No 28 there is a two-storey verandah at the rear but in this case, the verandah is not enclosed.

The basement rooms in both units have low ceilings and stone walls with deep floor joists, some showing the markings of pit saws. The floors have been concreted or brick paved, though, in some cases the original wide timber floor boards remain.

In unit No 28 the lower level of the rear verandah has been enclosed to house the Kitchen and the Family Room. In No 26 the lower level of the verandah is not enclosed and the Kitchen has been installed in one of the original basement rooms facing onto it. The other basement room facing onto the rear verandah is a Bed Room and has an Ensuite Bathroom built at a higher level under the rear verandah.

13.3 REFERENCES

The National Trust of Australia (WA) files.