Valuing Heritage

A series of case studies depicting the value and importance of heritage conservation in Western Australia.

More information on these case studies, and other heritage conservation projects, can be found at the state heritage office website www.stateheritage.wa.gov.au
Heritage Case Studies

This publication provides first hand accounts of heritage conservation and the benefits it can bring to owners and the wider community.

It profiles a series of case studies which highlight the importance of “valuing our heritage”.

While they vary broadly in terms of scale and type of project, in each case the property owner recognised the potential of the heritage value in their building and made a investment in it.

The other common thread through these stories is the adaptation of heritage buildings to be functional within a modern environment through careful integration of the new with the old.

CHANGE AND ADAPTATION

Heritage buildings can be changed and developed. Heritage buildings, like all places, need to be lived in and used. For example, from time to time properties need new bathrooms, kitchens and airconditioning.

The Heritage Council’s role in development is to manage change, not prevent it.

In fact, the Heritage Council encourages sensitive development and adaptation of heritage buildings, as this is often the best way of ensuring their future conservation.

The type of changes acceptable for a heritage property will depend on what is significant or important about the place.

In many cases, there is potential to build new extensions or additions to the rear of heritage places, providing extra living space without impacting on the properties’ streetscape qualities.

APPROVAL REQUIRED?

Before undertaking works, we recommend you contact your local government to see whether a development application is required.

If a place is listed in the State Register and the works require approval, the local government will refer the development application to the Heritage Council for advice.

Normal maintenance of heritage places, including gardens, can generally be undertaken without formal approval, provided it does not affect the significant fabric of the place.

BENEFITS OF HERITAGE CONSERVATION

Aside from the broader community benefits, heritage conservation can prove to be economically advantageous for property owners.

Through flexible town planning clauses, owners of heritage listed properties may request local councils to consider land use changes, site coverage and car parking bonuses that are unavailable to other owners.

Owners of heritage listed properties may also be eligible for State and Commonwealth Government grants, low interest loans and other incentives such as tax rebates and rate remissions.
There are four main types of heritage listings:

<table>
<thead>
<tr>
<th>LIST</th>
<th>PURPOSE</th>
<th>CONTACT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Government Inventory</td>
<td>Identifies places of importance to the local community</td>
<td>Local Government Authority in your area</td>
</tr>
<tr>
<td>(or Municipal Inventory)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>State</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Register of Heritage</td>
<td>Recognises and protects places of significance to WA</td>
<td>State Heritage Office</td>
</tr>
<tr>
<td>Places</td>
<td></td>
<td><a href="http://www.stateheritage.wa.gov.au">www.stateheritage.wa.gov.au</a></td>
</tr>
<tr>
<td><strong>Commonwealth</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National Heritage List</td>
<td>Recognises and protects places of exceptional significance to Australia</td>
<td>Commonwealth Department of the Environment and Heritage</td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="http://www.deh.gov.au/heritage">www.deh.gov.au/heritage</a></td>
</tr>
<tr>
<td><strong>Community</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National Trust's List of</td>
<td>Recognises places of historic natural and Indigenous</td>
<td>National Trust of Australia (WA)</td>
</tr>
<tr>
<td></td>
<td>has no legal implications, but can carry moral influence.</td>
<td></td>
</tr>
</tbody>
</table>

Heritage Lists
Weatherboard cottage

Hensman Rd, Subiaco

**Project:** Restoration of and extension to a weatherboard cottage

**Architects (and previous owners):** Janine Marsh of ‘The Marsh Partnership’ working in association with Kim Doepel as architect and builder.

**Heritage listing:** City of Subiaco’s Local Government Inventory

**PROJECT SUMMARY**

The original house was one of four weatherboard cottages thought to have been built around 1905. Janine Marsh and Kim Doepel were not deterred by the run-down state of the cottage when they purchased it in 2001 because they were looking for an investment opportunity. Together they completed a major renovation of the cottage in just seven weeks and achieved a record price when they came to sell it. Ms Marsh said their intention was to create a lifestyle through retaining the old house and adding a modern extension that pays tribute to some of the original features of the cottage.

“Heritage home owners need to understand that by keeping the original house and adding onto it in the same character they won’t lose value.”

KIM DOEPEL, ARCHITECT AND PREVIOUS OWNER
MEASURES OF SUCCESS

Aside from proving to be an excellent investment, given it sold for double what they paid for it, the house also won the City of Subiaco Heritage Award in 2002 for its contribution to the quality of life in Subiaco. Above all the owners said they achieved what they set out to do; ending up with a very liveable, useable house that incorporated a contemporary lifestyle while being faithful to its original era. Ms Marsh said that ultimately they came up with a house that satisfied Subiaco Council, in terms of respecting the heritage value of the house, but was still a very liveable, modern house with an extra bit of character.

REASONS FOR SUCCESS

• Input of architectural design services
• Remaining authentic to the original design
• A good understanding of the context of the house within the street
• Use of quality materials
• Ensuring the design integrated the old and new
• Working with a good team of people - finding people with experience of similar projects.

CONSERVATION WORK UNDERTAKEN

Because of their building experience the couple were directly involved in supervising the team of sub-contractors and tradesmen who worked on site. The project involved keeping the four original front rooms and adding a weatherboard extension with a rear double garage. Carefully integrating the old and the new sections was the major philosophy that influenced them together with utilising passive solar design principles.

Other features of the restoration included:

• Maintaining the scale and character of the house by retaining quality features such as timber floors, three metre high pressed metal ceilings, picture rails, cornices, skirting boards and architraves.

• Similar techniques used in the original construction were applied to the new addition.

• A north facing courtyard with a long glazed wall opening directly onto the main living area became the main feature of the house.

• The small-scale exterior look of the house was maintained by keeping the original façade.
Project: Conservation and adaptation of the Old York Flour Mill for manufacture and display of furniture by the Jah Roc Furniture Company

Owners: David Paris and Gary Bennett from the Jah Roc Furniture Company

Heritage listings: State Register of Heritage Places; Shire of York’s Local Government Inventory; National Trust’s List of Classified Places

PROJECT SUMMARY

The Old York Flour Mill built in 1892 and located next to the railway line is an imposing structure on the main road into York. When furniture craftsmen David Paris and Gary Bennett who own the Jah Roc Furniture Factory purchased the Mill in 1993, it was in a derelict state having ceased operations as a mill in 1967 and used most recently to store fodder. Together they were inspired to undertake a massive restoration and adaptation of the building because they believed the rustic interior of the Mill, with its towering thick brick walls and huge hand hewn timbers, had the potential to be a great showroom for their furniture designs made out of recycled woods.

Today the Mill has undergone a remarkable transformation to become the multi-award winning Jah Roc Mill Gallery; one of the biggest attractions in York. As well as housing the Jah Roc furniture factory the building now also contains a unique collection of galleries and studios, a cafe and three stores, making it the largest regional gallery in WA.

“The building has given us impact as a home base and added significantly to our presence in the market.”

GARY BENNETT, JAH ROC CO-OWNER
"Now we’ve got more than just a furniture outlet, we’ve got this amazing old building that gives people more reason to come to visit us........ the building itself has become as much a drawcard as the furniture."

DAVID PARIS, JAH ROC CO-OWNER

MEASURES OF SUCCESS

The Jah Roc Mill Gallery has recently added to its varied collection of furniture, tourism and art awards by winning the ‘Best of the Best’ at the 2002 Australian Furniture of the Year Awards. In addition to becoming one of the major tourism sites in York the Jah Roc Mill Gallery, has also developed a strong export market and Jah Roc furniture is regularly featured in interstate and overseas exhibitions. However, the Jah Roc team is most proud of their creation of a viable and thriving business based in regional Western Australia, evidenced by:

- Employment impact in York (jobs) 14
- Exhibitors (no. of artists) 130
- Annual growth in turnover (doubled in first year) 15% (average/yr)

REASONS FOR SUCCESS

- Dedication - owners did most of the restoration work themselves
- Matching the right business to the right building - there were synergies between the Jah Roc Furniture Company and the Old York Flour Mill because of the company’s use of recycled wood
- Making the most of their unique location in a marketing sense
- Restoring an iconic building in a smaller town generated a lot of interest from customers and the media – people were keen to see what they’d done.
## The Maltings

<table>
<thead>
<tr>
<th>Project:</th>
<th>Conservation and adaptation of the Union Maltings buildings to 137 apartments for Australand (developers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architects</td>
<td>The Buchan Group &amp; DesignInc (Heritage Architects - The Buchan Group, for stage 1)</td>
</tr>
<tr>
<td>Heritage listings:</td>
<td>State Register of Heritage Places; National Trust’s List of Classified Places</td>
</tr>
</tbody>
</table>

### PROJECT SUMMARY

The Maltings is a historic site in the heart of Northbridge which is listed on the State Register and was actively used as a maltings plant for almost 100 years. Buildings on the site were constructed over a long period from 1899 to 1949 and today it is one of the few remaining former industrial sites in the inner city. In 1998, developer Australand commenced an ambitious project to transform the former Union Maltings factory into 137 apartments.

The project involved blending new construction with retention of some original buildings in order to maintain the integrity and the historical significance of the site. Restoration and conversion of existing buildings covered approximately 25 per cent of the site.

“I believe it’s the heritage aspects of the buildings that were restored that have really sold the development because the result is just so different.”

Bob Musto, The Buchan Group
CONSERVATION WORK UNDERTAKEN

The design team aimed to strike a balance between the multitude of heritage features on the former factory site while incorporating modern finishes and facilities. A detailed study determined buildings to be demolished and to be retained. The Barley storage building, Honey Pool building, old stables and several kilns were among those features that were retained and incorporated into the new design. Other features of the development included:

- Development of an interpretive centre to display a range of old equipment, photographs and other artefacts from the Maltings factory.
- Existing laneways were maintained throughout the site and an open space was created to delineate the original malting bed and silo sites.
- Conversion of the three kiln buildings that had contained massive steel hoppers and furnaces to dry the barley, to warehouse apartments.
- Kiln fire boxes and original barley hoppers were retained on the basement level of the Kiln building where a common area was created.
- The original walls have been retained with the Union Maltings sign but small sections have been cut out of the wall to allow light and air movement to warehouse apartments.
- The retention of many of the old industrial elements, roof beams and trusses to create a sense of history.
- New buildings had to be as close in profile to the shape and scale of the old building.

MEASURES OF SUCCESS

The Maltings won both the national and state awards for best medium density project in the 2001 Urban Development Institute Awards.

Success is also reflected in sales data showing the development sold quickly and to a higher percentage of owner- occupiers than is generally expected. Re-sales have shown growth in excess of 15% of the original value.

REASONS FOR SUCCESS

- Incorporating original elements into new designs
- Creation of an interpretative centre to display original materials and photographs
- Achieving the right balance between heritage conservation and the diversity of accommodation offered
- Utilising a strong heritage theme in marketing of the development (re-inforcing the existence of the Maltings from 1902 –1999).

“It’s the diversity of accommodation offered at The Maltings combined with the history of the site that’s been critical to the success it has achieved.”

CHRIS LEWIS, GENERAL MANAGER OF AUSTRALAND IN WA
**Project:** Conservation of a 1900 cottage  
**Owners:** Joan Hendry and Shadia Scheel  
**Heritage listing:** City of Fremantle’s Local Government Inventory

**PROJECT SUMMARY**

Originally built around 1900 this weatherboard cottage in White Gum Valley is one of the oldest houses in the area. The City of Fremantle issued owners Joan Hendry and Shadia Scheel with a demolition licence when they purchased it in June 2000, because it was in a derelict state. Instead of proceeding with a demolition the owners decided to restore the cottage, against the advice of many because they fell in love with its character and charm. It was a particularly steep challenge for the pair who had never undertaken any building work previously.

“The result is a remarkable feat of perseverance and faith brought about by applying a maximum effort on a minimum budget.”

City of Fremantle in presenting the owners with its 2002 Heritage Award.
MEASURES OF SUCCESS

The cottage won the City of Fremantle's Heritage Award in 2002 for harmonious adaptation of heritage places to new uses. The project has also proved to be a worthwhile investment because the cottage and the granny flat have become two rental properties for the owners.

"It was an extremely unique and satisfying project that not only made us proud....but one that’s also proven to be a worthwhile investment."

JOAN HENDRY AND SHADIA SCHEEL, OWNERS

REASONS FOR SUCCESS

• The restoration was faithful to the original cottage
• Internal improvements were sympathetic to the original form
• A clear vision of how the owners wanted the house to look
• Owners’ 'hands on' approach – spending time working systematically through the house and personally supervising tradespeople
• Applying creative and artistic touches internally.

CONSERVATION WORK UNDERTAKEN

Whatever could be salvaged in the cottage such as the original fireplace and pine ceilings was retained and restored even if it proved more costly than replacement. Other aspects of the restoration included:

• The original façade was re-instated by removing an enclosed verandah and replacing weatherboards to the exterior walls.
• The stumps, roof, wiring and plumbing were completely replaced and the whole cottage was braced with a chain in order to straighten it and brought back into alignment.
• A granny flat at the rear of the property, originally a stables, was also restored and is now rented separately to the cottage.
• Other original features to be restored included three types of timber floorboards, pressed metal lining bedroom, lounge walls and rear verandah enclosure, and mini-orb in the bedroom and lounge.
• The original kitchen chimney, stove and cupboards were restored to working order.

“It was an extremely unique and satisfying project that not only made us proud....but one that’s also proven to be a worthwhile investment.”

JOAN HENDRY AND SHADIA SCHEEL, OWNERS
**Project:** Conservation and adaptation of a shop within Padbury’s Stores and Residence to a restaurant.

**Restaurant owner:** Yvonne Kahn

**Heritage listings:**
- State Register of Heritage Places;
- Shire of Swan’s Local Government Inventory;
- National Trust’s List of Classified Places

**PROJECT SUMMARY**

The Cafe is one of three tenanted shops located within Padbury’s Stores and Residence; one of the oldest surviving commercial and residential buildings in Guildford. Built in 1869 it was originally one of Guildford’s main stores and later the home of Browne’s Machinery for 25 years. When Yvonne Kahn took over the lease of one of the shops in 1997 she inherited an empty shell with no gas or running water. The building was in a dilapidated state having been unoccupied for two years and poorly maintained since the 1960s. However Ms Kahn and her former business partner embarked on an extensive restoration to adapt the run-down shop to the award-winning Padbury’s Cafe Restaurant.

"Customers continually comment on what a great building it is, how faithfully it has been restored and how they love the feel of the place."

YVONNE KAHN, RESTAURANT OWNER
MEASURES OF SUCCESS
Ms Kahn says the positive feedback she receives from customers is the strongest indicator of the success she has achieved at Padburys.

The restaurant has been nominated for a number of industry awards and was also recognised in the City of Swan’s Heritage Awards in 1999.

CONSERVATION WORK UNDERTAKEN
Yvonne and her former business partner spent every day working on the site for five months and did much of the manual work themselves. Today the exposed red feature brick, pressed tin ceilings and extensive use of recycled materials give the restaurant’s patrons a strong sense of the building’s history.

The work involved:

- Rewiring, re-plumbing and stripping back layers of paint on the central timber pillars.
- Creating a kitchen in the section formerly used as stables, which required new concrete floors, walls and a ceiling to be installed.
- Restoring original pigeon holes along two walls, with pressed metal panels (now used for storage).

REASONS FOR SUCCESS

- Faith (on the restaurant owner’s part) in the value of restoration
- A hands-on approach (owners were closely involved in the adaptation work done)
- Extensive use of original and recycled materials.
The Fitzgerald Hotel

64 Fitzgerald Street, Northbridge

**Project:** Conservation and adaptation of the building for The Fini Group (owners)

**Architects:**
- Spowers Architects (overall executive architects, responsible for the design of two new wings, interior courtyards and restoration of the exterior facade).
- Odden Rodrigues Architects (interior architects for 303)
- Overman and Zuideveld (responsible for the addition of a new northern wing)

**Heritage listings:**
- State Register of Heritage Places;
- City of Perth's Local Government Inventory;
- National Trust’s List of Classified Places

**PROJECT SUMMARY**

The Fitzgerald Hotel is a landmark in the west end of Northbridge. It operated as a hotel for more than a century from 1885, when it was originally known as the Clarendon and is now one of the few remaining pre-World War Two buildings in the area. Following completion of a Conservation Plan in 1994 a major development commenced on the site that covered restoration of the original façade of the building, conservation works on the interior, and construction of two new wings, carparking and interior courtyards. As a result the building has became an excellent example of adaptive reuse for commercial office space.

“The redevelopment of the Fitzgerald Hotel was rewarding to all involved and stimulated further heritage developments by Fini Group”

ADRIAN FINI, CHIEF EXECUTIVE OFFICER, MIPAC FINI
CONSERVATION WORK UNDERTAKEN

The interior of the building was in a very poor state due to vandalism and fire damage therefore the restoration involved introducing some new finishes such as new ceilings throughout. Architect Simon Rodrigues whose firm worked on the interior restoration for advertising agency 303 said the main device used was to clearly define any new materials against the original morphology.

Examples included:

- All the new walls and glazed partitions were constructed at angles and from materials that were purposely not of the original period.
- The cut faces of brickwork walls were rendered to highlight new openings from old.
- Where sections of walls were removed their locations were recorded in the floor with contrasting timber inserts.
- Air-conditioning ductwork, including vertical shafts, were suspended throughout the interior and left in the raw galvanised state so that decorative cornices and original ceilings could be preserved.
- Fire damaged sections were preserved and clear finished in order to record a particular event in the building’s history.
- Existing walls and ceilings and their associated cornices, skirtings, architraves and trims were painted off-white to reduce the influence of the period decoration and to give the existing interiors a museum quality.

MEASURES OF SUCCESS

The building won two Royal Australian Institute of Architects (WA Chapter) Awards in 1996 and a commendation in the 2002 Awards and 303 remained a tenant in the building for two and a half years longer than originally anticipated.

REASONS FOR SUCCESS

- Very clear brief from the client
- Ensuring new elements not only contrasted with, but complemented the old
- Definition of new materials against original materials.

“From our point of view it absolutely achieved the right balance in terms of meeting the heritage requirements and our own desire for a workable office.......it was a very successful solution.”

RAY VAN KEMPEN, DIRECTOR 303 ADVERTISING
Project summary

When the newly restored Railway Institute opened in March 2002, the conservation of the building was hailed as a significant milestone in Midland’s revitalisation. The restored building has also become a showcase for adaptive reuse.

Built between 1913 and 1914 as the joint location for the Midland branch of the Western Australian Railways Institute and the Midland Technical School, the building was later used as office accommodation by Westrail until the site closed in 1994. The building is now the official home of the Midland Redevelopment Authority (MRA) which commissioned and funded the restoration as one of the many projects aimed at re-establishing Midland as a major regional centre.

“We’ve managed to successfully adapt a magnificent heritage building to a modern office environment. The restoration demonstrates the inherit value of buildings such as this and shows it is possible to extend their life while at the same time making them functional for modern needs.”

KIERAN KINSELLA, CHIEF EXECUTIVE OFFICER, MIDLAND REDEVELOPMENT AUTHORITY
Restoration of the Midland Railway Institute has become a benchmark in the conservation and adaptation of heritage buildings. The restoration work took place over six months in 2001 but was initially delayed due to a fire causing significant damage and destroying the original timber staircase. Architect Philip McAllister said interpretation of the building’s original fabric played an important role in the project.

Devices used included:

- Interpretation panels to highlight authentic features and to show where changes had been made over time.
- New materials were matched to the original wherever possible and contemporary designs to any new additions complemented the original.
- Large areas of glass were used to retain the original sense of space where new walls were introduced.
- Original service fabric such as cast iron plumbing and stormwater piping was retained and conserved for interpretation purposes where new services were required.
- The (fire damaged) jarrah staircase was painstakingly recreated to original specifications from hand selected seasoned jarrah pieces.

MEASURES OF SUCCESS

The project won the Heritage Council Conservation Award at the 2002 Royal Australian Institute of Architects, WA Chapter, (RAIA) Awards for its innovative restoration and adaptation. Judges noted that the Railway Institute project clearly recognised how conservation of a building’s original elements could be successfully integrated with new uses and services.

REASONS FOR SUCCESS

(according to project architect Phillip McAllister)

- Conservation Plan, completed prior to construction, provided policies for the building’s conservation, adaptation and future use
- Having clients with a strong sense of heritage
- Interpretation strategies to highlight authentic features.
Government Printing Office (former)

Corner of Murray and Pier Streets, Perth

**Project:**
Conservation and adaptation of the building by Curtin University of Technology for its Graduate School of Business

**Architects:**
DesignInc, Heritage Architect - Tony Ednie-Brown

**Heritage listings:**
State Register of Heritage Places, City of Perth’s Local Government Inventory, National Trust’s List of Classified Places

**PROJECT SUMMARY**

Originally built between 1892 and 1894 the Government Printing Office is one of the most historically significant buildings in Perth. The building had undergone three stages of renovations and additions during its life but little work had been carried out on it since 1907.

In 1997 Curtin University of Technology purchased the building to establish a permanent city campus, and to principally accommodate its Graduate School of Business. Design work started in early 1998, followed by minor works to remove non-heritage internal fitout and building elements. The main refurbishment work was undertaken between September 2000 and January 2002.

Today it provides an excellent example of how heritage and a modern educational facility can be successfully combined. The 110 year old building is now a modern university facility with a contemporary corporate image. Its facilities include a computer laboratory, library, boardroom, staff and student common rooms and staff offices.

“The heritage fabric was not only respected but also integrated and complemented.”

TONY EDNIE-BROWN, HERITAGE ARCHITECT
MEASURES OF SUCCESS
The project received a commendation in the ‘conservation’ category of the 2002 Royal Institute of Architects (WA Chapter) Awards. There has also been a large amount of positive feedback not only from the staff and students who use the building but also businesses within the surrounding area.

REASONS FOR SUCCESS
- Extensive consultation with the University, particularly the occupants of the building
- Additions were designed to emulate the character and style of the existing building without compromising it in any way
- Consultation on proposed works with the Heritage Council throughout design and implementation phases
- The project team, who had previously worked on a number of conservation and refurbishment developments.

CONSERVATION WORK UNDERTAKEN
The overall design philosophy was to retain and highlight the building’s existing structure and character while at the same time introducing clean and contemporary lines for the new fit-out.

Because earlier extensions had not always been sympathetic to the original design, it was essential that any further refurbishment and alterations took into account the planning, structure and fabric of the original building. The refurbishment was also designed to meet the specific functional needs of the University.

Key elements included:
- All non-structural intrusive elements were stripped to expose the existing structure.
- New works were developed on the basis of the existing heritage fabric.
- Particular attention was given to planning the integration of new services to ensure that the functional needs of the occupants were satisfied without impacting on the original building fabric.
- Externally the existing building fabric was retained and restored and windows, eaves and guttering were made good and repainted.
- Extensive use of modern materials and elements such as clear glass to complement the old character.
- Retaining and conserving existing fire pipework
- Retaining and conserving and leaving exposed original steel structure
- Retaining and conserving loading beams, original signage lettering, former flashing lines where roofs had been removed.
Our mission is to work with Western Australians to recognise, conserve, adapt and celebrate our State’s unique cultural heritage.

Disclaimer: This publication is produced and distributed by the State Heritage Office as an information guide only. Neither the State of Western Australia, the State Heritage Office or Heritage Council represents that this publication is error-free, comprehensive or suitable for the reader’s purpose and therefore disclaims all liability for any loss, damage or liability suffered by the reader directly or indirectly.

FRONT COVER: The Maltings, cnr Palmerston and Stuart Streets, Northbridge

Contact us
State Heritage Office
Bairds Building
491 Wellington Street Perth
PO Box 7479
Cloisters Square
PO WA 6850

T: (08) 6552 4000
FREECALL (regional): 1800 524 000
F: (08) 6552 4001
E: info@stateheritage.wa.gov.au
W: www.stateheritage.wa.gov.au