



HERITAGE IN ACTION

RESIDENTIAL

INSPIRATIONAL STORIES OF HOW OWNERS HAVE
RESTORED AND ADAPTED THEIR STATE REGISTERED
HOMES FOR CONTEMPORARY LIVING

WHO WE ARE

HERITAGE COUNCIL

The Heritage Council is the State Government's statutory advisory body on heritage.

The nine-member Heritage Council was established under the Heritage Act (2018).

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

The Department of Planning, Lands and Heritage is a State Government department that supports the Heritage Council and the Minister for Heritage to recognise and celebrate our significant heritage places and to assure their long-term viability into the future, through conservation, sensitive development and adaptation.

The Department carries out the Heritage Council's day-to-day operations, projects and service delivery, and is the contact point for enquiries and development referrals.

HOW WE WORK TOGETHER

If a development or change to a place entered in the State Register of Heritage Places is proposed, it is referred to the Heritage Council for advice, usually by the responsible local government.

The Department of Planning, Lands and Heritage assists the Heritage Council with the assessment of development proposals and provides administrative support to the Council.

In most cases, the development referral will be handled by the Department. This allows the Heritage Council to concentrate on major and sensitive developments.

If you are considering making a change to your property, you can contact our development team to discuss your ideas and receive initial feedback and practical advice on your proposal.

Working with Western Australians to recognise, conserve, adapt and celebrate our State's unique heritage

INTRODUCTION

There are more than 350 private homes entered in the State Register of Heritage Places – each one representing a unique story about Western Australia's history and development.

From our colonial past to our multicultural present, collectively these homes tell the story of the people and the events that helped shape our identity. They range from simple worker's cottages and wattle and daub colonial farmhouses to grand seaside mansions and modern architecturally-designed homes that pushed the boundaries of convention, or are excellent examples of their type and time.

The stories are represented through the elements of the building – it may be the style, design, the material they were built from, the interior fittings and finishes, the paint colours and even the landscaping that are physical reminders of the place's story.

For this reason, it is important that any changes to a heritage place respect its significant elements.

The following pages showcase examples of how owners have restored and adapted their homes to meet contemporary living while respecting the places' heritage.

Just as each place is individual, so are the solutions to ensuring the home will continue to be loved and enjoyed by present and future generations.

We hope this publication inspires you and provides you with a greater insight into how heritage conservation and adaptation works.

Through embracing the heritage of our homes, we maintain and enhance the layers of history that have made these places integral to the vibrant life and prosperity of our State.

If you are considering adapting a State Registered place, we encourage you to contact our development team to discuss ideas and receive initial feedback and practical advice on your proposal.

Are you looking for the services of a heritage professional or consultant to assist you with your development? The State Heritage Office maintains an online directory of heritage specialists, called inContact, that can be accessed through our website.

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LEFT: Worker's Cottage, Perth (circa 1890s): This passive solar addition complements the scale and cultural significance of this simple worker's cottage in the heart of the historic Brookman and Moir Streets Precinct. Photographer Geoff Bickford, Dessen.

The conservation works demonstrated a clear understanding of the cultural heritage significance of a worker's cottage and the meaning of authenticity



WORKER'S COTTAGE PERTH (CIRCA 1890s)

Entered in the State Register of Heritage Places in 2003

The sensitive development and conservation of this simple worker's cottage has proven to be an inspiration for other properties in the historic Brookman and Moir Streets Precinct in Perth.

The Brookman and Moir Street Precinct is an almost intact residential estate built for working class families in the late 1890s.

Number 17 Brookman Street has been owned by one family for more than 90 years but was in need of major conservation work.

The dwelling was in a poor and dilapidated state with a non-functioning bathroom and kitchen.

The owner and her family had a vision to restore the home and create a passive solar addition to make the dwelling a contemporary 21st Century home.

The work included removing some render and re-tuckpointing the entire façade using traditional materials, repairing internal walls, rewiring, replacing floors and repairing the sub-floor structure, and replacing the roof, gutters and downpipes, all in accordance with documentary evidence and surviving evidence from other houses in the precinct. The owner received assistance from the Heritage Grants Program for new roof cladding and was guided by a Conservation Plan.

The passive solar addition is sympathetic to the working class origins of the original home both in style and mass.

From the outset, the owner and her family wanted to set an example for other residences in the Precinct.

The heritage consultant used original iron lace borrowed from neighbouring houses to create moulds to reproduce the lace work. Extra pieces were cast to be used as moulds in further restoration work in the Precinct, with the City of Vincent agreeing to purchase and store the material.

This attention to detail also inspired the contractors working on other properties within the Precinct to make templates and discuss finishes with their workmen.

The home was highly commended in the 2012 Western Australian Heritage Awards with the judges stating the restoration set an exemplary approach for other residences in the Brookman and Moir Streets Precinct.

PHOTOGRAPHER: Geoff Bickford, Dessein



KULAHEA

COTTESLOE (1922)

Entered in the State Register of Heritage Places in 2003

The name Kulahea is said to be a play on words 'cooler here' however there is nothing breezy about this home or its restoration.

Kulahea is the only surviving residence designed by prominent Western Australian architect George Temple Poole, who is best known for his public work during his time as the Chief Architect of the Public Works Department from 1885 to 1896.

Poole is attributed to the design, or overseeing the design, of many public buildings throughout the State, including the Perth Mint (1897) and the Perth Observatory (1896).

Located 100 metres from Cottesloe Beach, Kulahea was built in 1922 for Charles North, a prominent solicitor and later MP. The name Kulahea is believed to be a play-on-words "it's cooler here" describing the location of the house in relation to the beach, compared to Charles' father's neighbouring home.

The house, designed in the Inter War Old English style, had remained largely unaltered for much of its life apart from changes in 1968 to convert the place into two flats. While some conservation work had been undertaken, more was needed.

This task fell to the new owners who, in 2007, embarked on a major project to restore, revitalise and modernise this architectural gem.



The ground level at the front was lowered to allow the building to stand more distinct, and framed by the long curved limestone retaining wall.

The building was re-stumped, and the jarrah floorboards were removed and relaid, so the floors could be levelled. A new kitchen, bathrooms and laundry were installed.

A modern addition that complements rather than dominates the original building was built, allowing northern light to flood through the once gloomy and dark interior. The verandah canopy is accurately tuned to Perth latitude shading angles, allowing maximum sun penetration in the winter and minimising direct sun in the summer.

Care was also taken in the detail where the old meets new, to create a coherent narrative. Jarrah flooring throughout reflects the existing jarrah door and window frames and trim timbers, with an inlaid timber compass marking where the original building meets the new addition.

The project won its category in the 2010 WA Building Design Awards.





BELVEDERE

COTTESLOE (1897)



Entered in the State Register of Heritage Places in 1997

This grand beachside home is reminiscent of a by-gone era when wealthy Western Australians built gracious summer residences in the new seaside suburb of Cottesloe.

With its unusual eleven metre three storey tower, Belvedere stands out as a landmark in this historic suburb, however life was not always so illustrious for this grand dame of Cottesloe.

Built in 1897 for wealthy mining investor J.J. Campell, the single storey limestone residence was adapted for use as a boarding house for men in the 1930s, resulting in the verandahs being filled in and eight small kitchens being built into the rooms.

In 1974, the place was put on the market as a development site and thankfully was purchased by new owners who renovated the house for family use.

When the property was sold in 2005, the subsequent owners discovered that the tower had major moisture problems. In addition, the west and north balconies had disappeared, the two remaining balconies were structurally unsafe and the balustrading had been replaced by an unsympathetic off-the-shelf variety, the doors facing west had been removed and replaced by windows not in keeping with the remaining original windows. The limestone exterior had been partly rendered, and along with the brickwork, had been painted cream.

During the restoration, the owners discovered a section of the original balustrade and one of the original windows under the house as well as one of the original wooden panels under the external cladding. The wooden panel was in too poor a condition to use so copies were made and used to restore the original design. In addition, ceilings and cornices have been restored or replicated and the wrap around verandah, posts and balustrade, which were in a very poor condition, were replaced.

Had the restoration not been done, the condition of the landmark tower or belvedere would have continued to deteriorate and original details may have been lost forever.

Instead, the owners have restored Belvedere back to an elegant, stately, comfortable family home worthy of its special place in our State's history.

Belvedere was a finalist in the 2011 Western Australian Heritage Awards for outstanding conservation of a residential property.





PENSHURST

EAST FREMANTLE (1897)

Entered in the State Register of Heritage Places in 2000

Before its transformation, Penshurst was a run-down squat that had been converted into flats in the 1940s and was in an appalling state of dilapidation after a long period of being vacant.

Built in 1897, the grand late Victorian residence set on a large riverside lot once exhibited the exuberance of Western Australia's gold boom era and had been home to wealthy merchants and politicians.

However, by the time it was placed on the State Register in 2000, it had fallen victim to decades of neglect and vandalism.

In 2001, it was purchased by a family who saw the hidden potential of the property and embarked on a 10-year project to restore the building to its original grandeur.

Today, Penshurst is a modern, functional family home with a distinctive heritage flair.

Works were guided by a Conservation Plan and included a contemporary two storey addition to the south elevation. This incorporated a new open-plan kitchen, living and dining area opening onto landscaped gardens, a new study and ensuite bathroom on the first floor, and the excavation of a disused cellar and reinstatement of the stair access and a weatherboard skillion. The new addition complements the original building's scale, and the use of clay brick and polished plaster finish clearly distinguishes the modern from the original limestone and brick construction.

Other tasks included repointing and rebuilding limestone and brick walls, rebuilding and conserving the two storey timber-framed verandah, conservation of existing joinery and timber floors, and the addition of a new driveway, boundary fence and garage.

All these changes were carefully planned and work in harmony with the building's heritage values.

Penshurst won the 2012 Western Heritage Award for outstanding conservation of a residential place.

The judges said the transformation of this once derelict property into a stunning family home was testament to the passion and commitment of its owners to conserve and restore one of East Fremantle's landmark historic residences.



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MARSALA HOUSE

DIANELLA (1976)

Entered in the State Register of Heritage Places in 2009

Affectionately known as Dianella's Disco House, Marsala House is the youngest residence on the State Register of Heritage Places.

Built in 1976, Marsala House was designed by renowned Bulgarian-born architect Iwan Iwanoff and is a unique heritage place.

Set at the highest point in Dianella, the two storey property is a highly unusual demonstration of the new architecture of the 1960s and 1970s. The house is constructed of sculpted concrete blockwork and its many features includes a disco floor.

Despite its comparative youth, the property had been poorly maintained and needed substantial work when purchased by its new owners.

The owners commissioned a Conservation Plan, with the assistance of a heritage grant, that provided policies to guide the conservation work and future maintenance of the home, and invested considerable time and effort themselves into researching and sourcing materials for the interior and exterior of the home.

Works undertaken included treatment of concrete cancer, repair of retaining walls, ceilings and roof plumbing, replacement of balcony veneers, porch soffits and dislodged tiles, and construction of a new patio.

Wherever possible, original elements were restored and if that was not possible, similar materials were used.



MAIN IMAGE: Andrew Pritchard Photography



The owners' commitment to research and attention to detail has resulted in an outstanding example of conservation to a residential place

For example, laminates were used for the kitchen cabinetry and purple fabrics were sourced to restore the backing surface of the powder room light.

The owners also restored original furniture including sourcing vintage purple woollen fabric to re-upholster the original Saarinen meals area furniture.

This unique project has enhanced the heritage values of this home, earning its owners the 2011 Western Australian Heritage Award for outstanding conservation of a residential place.

The judges said, the owners' commitment to research and attention to detail has resulted in an outstanding example of conservation to a residential place.

Marsala House also won the Margaret Pitt Morison Award for Heritage at the 2012 Australian Institute of Architects (WA) Awards

The owners' commitment has ensured that Marsala House will remain a vibrant, compelling slice of Western Australia's history.



INTERNAL IMAGES COURTESY OF: Scoop Homes & Art
Photography Heather Robbin, Red Images

THE RESIDENCY

BUNBURY (1896)

Entered in the State Register of Heritage Places in 1992

The Residency has been many things over the past century – a magistrate’s residence, government and non-government offices, and a youth hostel for backpackers.

But it was its purchase in 2004 by new owners which saw this once majestic residence returned to its original purpose as a grand family home.

The Residency was built in 1896 for W.H. Timperley, the resident magistrate for the then-Wellington district. At the time, it was heralded as one of the finest private residences in Bunbury.

In 1904, it was purchased by the Public Works Department and housed Mr Timperley’s successors and their families until the 1960s when it was converted to government offices. In the 1970s, it became home to various non-government organisations before being leased to the Youth Hostel Association as backpacker accommodation from 1990 to 2001 before becoming vacant.

Sold by State Government tender, the new owners had a vision to bring back the majesty to this landmark home that sits on 1977m² of land within the Stirling Street Heritage Area.

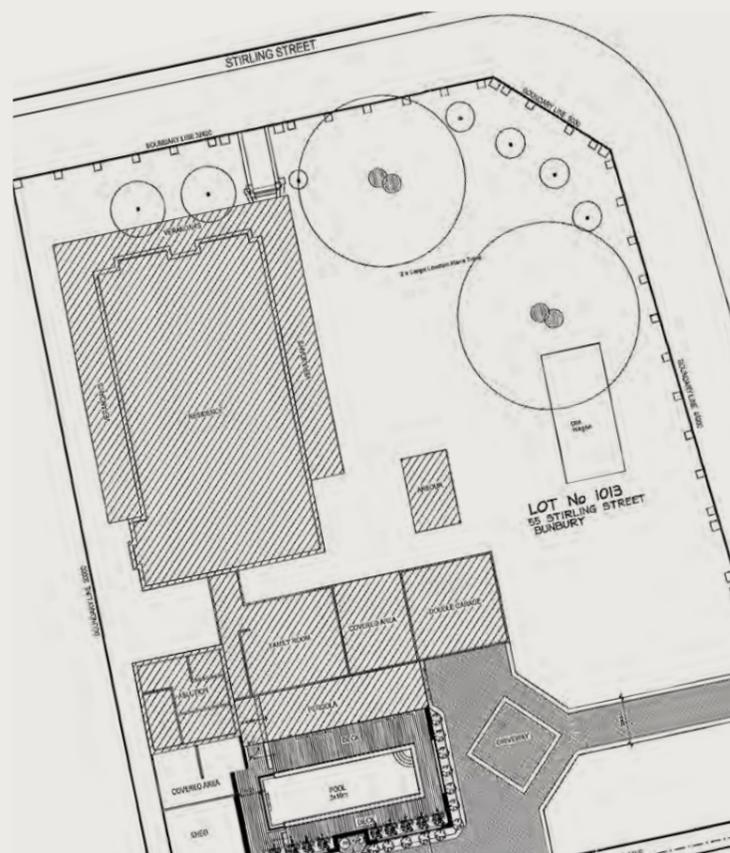
Guided by a Conservation Plan and a Heritage Agreement, the family tackled the most pressing problems first including fixing rising damp, repairing roof and gutters, repairing internal walls and reconstructing the altered ceilings, removing all carpets and repairing the floor boards, repairing and, when necessary, replacing the metal decorative wall vents.

The rear ‘lean-to’ was demolished and a modern weatherboard and iron extension was constructed at the rear of the property. The new construction, which was sympathetic to the scale of the original home, was linked to the old via a pavilion style timber and glass structure. The existing 1970s brick utility room was fully renovated to provide modern bathroom and laundry facilities and clad with weatherboards to match the new extensions. A swimming pool, courtyard, timber deck, driveway and garage were also added with access provided at the side to avoid detracting from the Stirling Street streetscape.

One particular challenge faced was the retention of two London Plane Trees. The trees had been regularly and severely pruned to avoid the existing overhead powerlines. The owners successfully negotiated with Western Power to ensure that future pruning was minimal – sufficient to avoid the powerlines but not so severe as to compromise the future health of the trees.

The completed restoration has ensured that The Residency can rightly reclaim its mantle as one of Bunbury’s finest heritage properties and a vital component of the Stirling Street Heritage Area.

The restoration of The Residency won the 2011 City of Bunbury Heritage Award and was also a finalist in the 2012 Western Australian Heritage Awards.



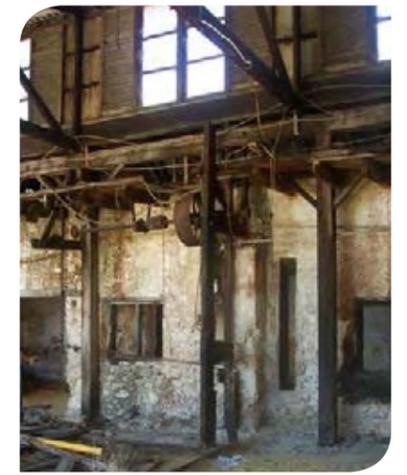


THE TANNERY

FREMANTLE (1854)

Entered in the State Register of Heritage Places in 2003

For almost a century, a rare limestone building from our colonial past remained buried under an old tannery site until it was restored and adapted into two modern family homes.



But like the building itself, its original purpose remains buried in the past with some conjecture that it may have been built as a barracks.

The physical evidence suggests that it was built around 1854 and was the home of the Superintendent of the Convict Establishment Henry Maxwell Lefroy.

Over the years, the building was incorporated into a warehouse before the site was developed into a tannery by WA Tannery and Fellmongers Ltd in 1921. The tannery, for which the site is named, closed in 1995.

In 2000, dwellings were built around the ruin, leaving it stranded, buried under tangles of steel, asbestos and factory rubble. Ironically, the building's abuse during its life as a factory was its key to survival. The structure of the tannery protected it from weather and disintegration.

As the building was unearthed, the challenge was to preserve original fabric while transforming it into two comfortable dwellings.

Existing walls, contaminated with salt, nitrates and phosphates, were repaired and, in some areas, treated with lime mortar to draw away the remaining moisture

and salt. External wall finishes were retained where possible, with repairs matching the original finish. Original stone buttress were reinstated, fireplaces were reconstructed, and remnant joinery was retained in situ. Even remnants of the tannery machinery were retained.

Particular care was taken with the building's flat limestone and lime putty roof, one of the few surviving examples of its kind. Iron sheeting, which had protected the original limestone roof, had rusted away and was replaced with new sheeting.

Glass and steel were chosen for the new structure because their transparent and reflective qualities contrasted nicely with the half metre thick solid walls and buttresses.

The fully recycled building now incorporates the old world feel of large open spaces, limestone walls, timber beams and wooden floors with contemporary design.

Importantly, its conservation ensures that this early piece of our colonial past continues to be an integral part of our community.



POST MASTER GENERAL'S COTTAGE

NORTHBRIDGE (1883)

Entered in the State Register of Heritage Places in 2002

The Post Master General's Cottage was one of the first houses built in the Aberdeen Street Precinct, Northbridge.

The Precinct is an almost continuous row of single storey brick and iron residences of various styles. The Post Master General's Cottage was one of 70 heritage buildings retained during the Northbridge urban renewal project.

Built for Richard A. Sholl, the Post Master General for Western Australia, the land was eventually subdivided and converted into a backpackers in the 1990s.

When the current owners first saw the property in 2002, the house was little more than a shell, covered in graffiti with no kitchen and the bathrooms in a serious state of disrepair.

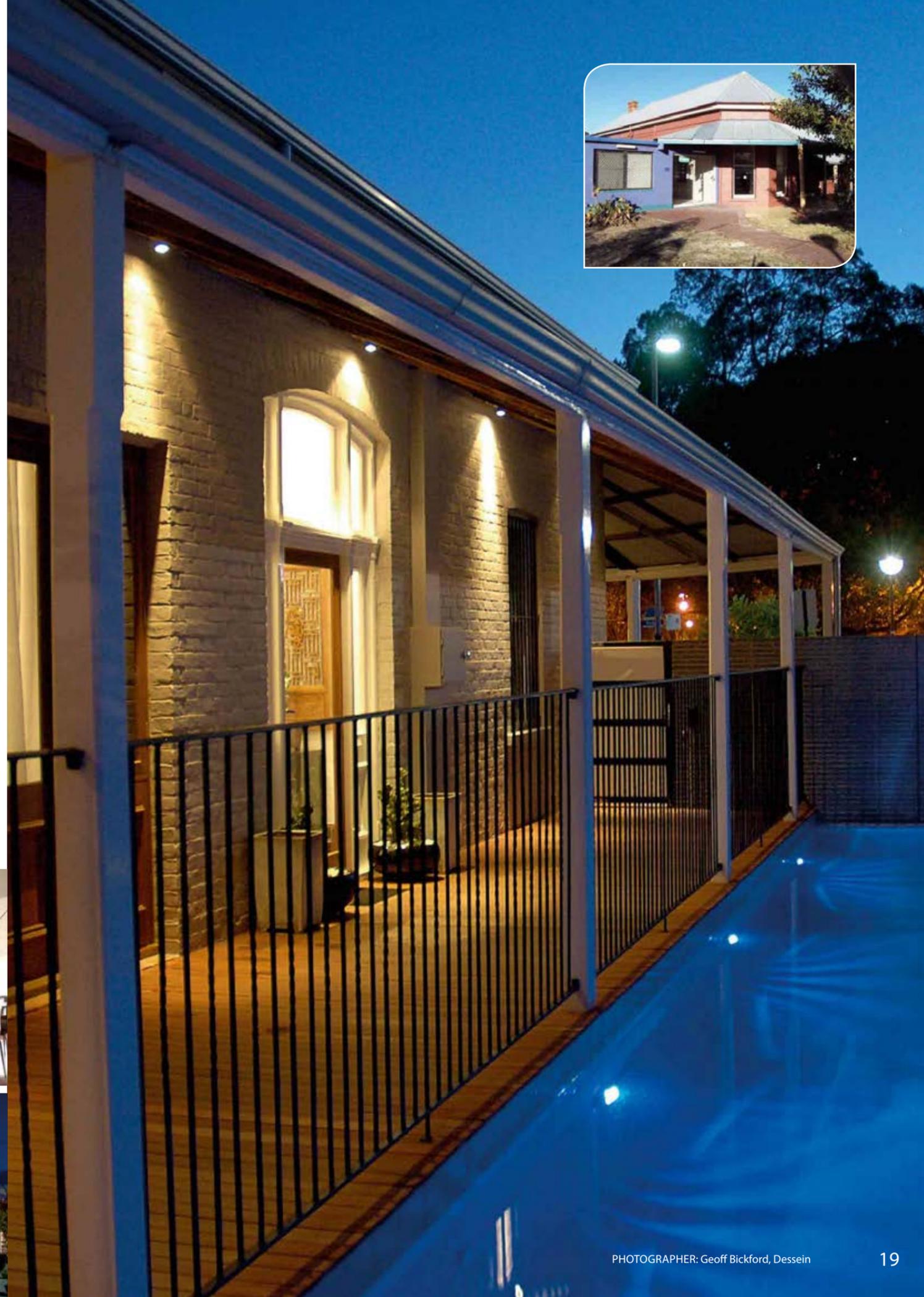
However the size and location of the unique property, its high ceilings and wrap-around verandah made it a prime candidate for conservation and restoration.

The two-year project included rewiring, replacement of plumbing, stripping of many layers of paint, installation of a modern kitchen, bathrooms and laundry, replacing concrete surrounding the house with timber decking, creating new interior spaces by opening up a few rooms, repainting, adding a two-car garage and lap pool.

The owners said having a realistic and clear vision of what they wanted to achieve, and a clear understanding of the heritage guidelines and how to work creatively within them, were the key to this successful transformation.

The renewal of the Post Master General's Cottage shows how a heritage property can be updated with all the modern conveniences while respecting its heritage.

This elegant landmark property has significantly increased in value and is admired by the local community and visitors alike.





LEFT TO RIGHT: Exterior of Worker's Cottage, Perth (circa 1890s). Photographer Geoff Bickford, Dessein. Exterior of Marsala House. Andrew Pritchard Photography



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FRONT COVER: Penshurst, East Fremantle (1897). Image supplied by Tim Brien

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