

LOCALITY MAP

ITEM 9.1.3
APPENDIX A



PHOTOGRAPHS

ITEM 9.1.3 APPENDIX B







APPENDIX 3 – STRUCTURAL ENGINEER'S REPORT

ITEM 9.1.3
APPENDIX C

AVON CIVIL ENGINEERING BOX 721 YORK

SHIRE OF YORK	
FILE: Rel. 60365	
OFFICER	INITIALS
Ray	10
2.5 JUN 2010	
11144-08	
REFERRED TO COUNCIL	
DATE	INITIALS

Original invoice with
finance

23 June 2010

Mr Ray Hooper
CEO Shire of York
1 Joaquina Street
York WA 6302

Dear Ray

Re: 17 Redmile Rd York

As requested, an inspection of the residence located at 17 Redmile Rd was carried out to examine its condition and comment on the structural stability of this building

My inspection found the building to be in an advanced state of decay. The masonry walls are severely distorted. It is evident that major cracking has been occurring as a result of foundation movement over many years. This building is built on an area of land that has a history of being unstable.

The west wall of the cottage facing the Great Southern Highway leans outward at a noticeable angle. This perception is magnified by the collapsing floor that runs downhill to the wall.

The North wall in the bedroom bulges inward due to the failure of its foundations.

The concrete floor of the kitchen is fragmented and heaving and the chimney is cracked.

In summary this building is in an extremely poor condition that renders it unfit for habitation.

The decision to remove or attempt repairs is a commercial decision however in its present state I recommend it be declared a restricted access site as there exists significant potential for collapse in the event of seismic activity.

Please do not hesitate to contact me should you require any further information,

Yours Sincerely



Mike Gill
M.I.E. Aust. C.P. Eng.

APPENDIX 4 – SCHEDULE OF SUBMISSIONS

ITEM 9.1.3 APPENDIX D

PROPOSED DEMOLITION OF ROSEMARY COTTAGE LOT 12 (17) REDMILE ROAD, YORK

Submitter	Submission Received	Applicant's Comments
Absentee Landowner	<p>It is with regret that I understand that you have issued a demolition order on Rosemary Cottage I understand that correct procedures have been followed and it is perfectly legal. It is also sensible by the understanding of the general populace of 1950.</p> <p>Would it be possible for the Shire to realise that the only thing only than Heritage Buildings in York is the attitude of the Shire towards Heritage Buildings.</p> <p>Since the Heritage Buildings draw more money into York than the crops could you please try to think outside the square. There are several ways that you could start a more vigorous preservation policy.</p> <p>I acknowledge that you have more slightly into the more modern age over the last 30 years and so are only 40 years behind the times. Sadly at heart you are still.</p> <p>The same shire that cause one exasperated Govt Agency to note in their Annual Report that 245T kills Cape Tulip in every shire in the state except York.</p>	<p>Council has not issued a demolition order. Council issued orders for repair, but they were not complied with.</p> <p>The landowner has submitted the planning application for demolition.</p> <p>The Local Planning Policy – Heritage Precincts and Places, together with the Strategy and Scheme, aim to protect the heritage buildings in York.</p> <p>It is acknowledged that heritage tourism plays an important role in York's economy.</p>
The York Society	<p>It is with much sadness that we see notice of the above proposed demolition. The property in question (Rosemary Cottage c1850 and originally servants' quarters for Kings Head c1848) is one of very few remaining heritage buildings in Blandstown.</p> <p>As many approaches to the owner of the above premises both personal and legal to restore the place have been unsuccessfully pursued by the Shire and an engineer's report has deemed the building unsafe, it follows that demolition might proceed.</p> <p>Mr Gordon Tester (Manager Environmental Health & Building Services),</p>	<p>Agree with comments.</p> <p>Photographs are to be forwarded to the York Society for archiving.</p> <p>Applicant also to submit photographs.</p>

	<p>in discussion with the Society, has offered internal photos and plans so that the building can be recorded in the Archives for posterity and we are pleased to accept that offer.</p> <p>It is such a shame that another heritage building is to acquire the doubtful accolade of 'demolition by neglect'. It is hoped that any future buildings in similar circumstances have a better outcome resulting in conservation rather than demolition.</p>	
Absentee landowner	<p><i>1st submission</i></p> <p>Regarding lot 12 Avon Terrace Blandstown, and the demolition of the house on this property.</p> <p>I can understand the need of demolishing this house, and its unfixable condition. I therefore do not object to its demolition. However, I am strongly opposed to rebuilding a modern and flat house to replace the one demolished.</p> <p>My property is directly next door (lot 1), and I do not wish to live next to anything modern.</p> <p>I am a current holder of the diploma of Architectural Drafting a Building Design, and, part of my diploma was to study Architectural History. I have had over 10 years of work in the industry, and have designed homes to suite old areas, one of which I built myself.</p> <p>I am aware that the Shire of York has policies that endeavour to protect the heritage of the area, however, I am also aware that though the Shire of York is doing its best to preserve the area, unfortunately does not have the qualifying knowledge to produce policies adequate enough to provide the basics that a new home needs in order for it to be in visual harmony with general Blandstown architecture.</p> <p>For example, historic colour schemes does not make a new home harmonious with its Blandstown surroundings if the new home lacks the historic features of other houses in the area. It's proportions of the visual elements of the new house that will be the deciding factor or whether it will blend in, not the colour scheme.</p> <p>As an experience architectural draftsman, and some who is VERY familiar with old architecture, and studied architectural history, there are 4 basic features that will determine whether a new house will look faintly</p>	<p>The engineer's report confirms that the cottage is in a state of disrepair and is unfit for habitation. Inspections by Council's Health and Building Manager and Environmental Health Officer, also confirms the state of the building.</p> <p>The submitter has not owned the property since October 2007 and in four (4) years the property has deteriorated significantly and, from discussions with Councils Officers, has not physically inspected the building.</p> <p>The owner has been given the opportunity to repair the building, but has been unable and the building has continued to deteriorate, and has decided that demolition is the most appropriate course of action.</p>

	<p>like old Blandstown. These are</p> <ol style="list-style-type: none"> 1. A minimum roof pitch of no less than 30 degrees. 2. High ceilings of at least 3.5m, or an absolute minimum of 3.2m. 3. Thick framed windows – preferably timber, with transoms and mullions. 4. Open eaves/exposed rafters. 5. Georgian architectural spacings of windows and doors. This is a subject that I learned much about, but basically, it's where windows and doors are equally spaced, or proportionately positioned to avoid big and little windows and doors being unevenly placed so as to be uneven and random, or too close/too far from corner walls. For example, the window of a typical lounge of a historic or character house is centred evenly in the middle of the outside wall. Example 2; the front door is located in the middle of a wall, with a window on each side, each one being the same size. <p>Any other visual element of the building such as iron lace for example (Victorian), will only make it more accurate to an original home, but the above 5 points provide the essential basics of that which will make any "modern" home be harmonious with Blandstown. If you look at any of the older homes in the area, you will see the above 5 elements being used in various forms. It is worthwhile noting, that, if hypothetically, you were to paint the houses of Blandstown in non-historic colour schemes, it would not distract from the originality of the architecture a great deal, because it's not about colour.</p> <p>During the 1800's, windows and doors were positioned as neatly and orderly as the people and society that built these houses. It was a reflection of the formality of the times, which needs to be retained in whatever will be rebuilt on lot 12 Avon Terrace.</p> <p>Please note, that the existing windows of the house that is to be demolished was built during this time, and is evenly spaced along the house's wall which faces Avon Terrace. Also note, that the ceiling is way taller than 3.5m, and the roof pitch is approx 29-30 degrees. Anything roof pitch less than this, will compromise the look of the house and the general area, and a standard 28c ceiling would really ruin the look of the</p>	
--	--	--

	<p>house, and the area.</p> <p>Once the above 1 to 5 points are satisfied in the new building, then colour will be of little to no importance. (Can I emphasise, that it's proportion that dictates the appearance of originality, not colour) I understand the slightly higher cost of having these features, but the question is ...do we want to preserve the area of don't we? I don't want to live next door to some modern flat home that is not consistent with the historic homes around it. As I learned during my Architectural course....</p> <p>QUALITY IS REMEMBERED LONG AFTER THE COST IS FORGOTTEN!!</p> <p>I hope to one day build on lot 1, and want to see it built next door to something in character to the area.</p> <p>Having previously owned the house on lot 12, I am also fairly certain that the mortar between the bricks is simply untreated and dried clay. The York Historical Society have dated this house as having been built in 1848, which is just over 20 years after WA was founded by the British in 1829, and the bricks were kilned locally. It therefore can be safely assumed, that this house was built from simple materials, that are easier to clean up for future use. To retain the significant history of the house, I would therefore urge that the new building be built from the existing bricks that can be cleaned up.</p> <p>In summary, though I do not object to the house being demolished, I definitely need to see that points 1 to 5 be satisfied in whatever will be built as a replacement home on the site.</p> <p>Thankyou for allowing me to comment.</p> <p>I look forward to hearing from you, and to receiving what little information you have on what the owner proposes to do with the site.</p> <p><i>Submission 2</i></p> <p>I viewed the photos that I assume the owner took of the house on Lot 12 Avon Terrace sent to me by Kristy, and in response, I would like to further my comments in addition to what I sent yesterday as below.</p> <p>Prior to selling the property to the current owner, I personally carried out much maintenance on the house, and I am of the strong opinion that, although the main portion of the house needs to be either demolished, or.</p>	
--	--	--

	<p>....restored, which is quite possible, that every measure be taken that it be restored. Demolition would be by far the easiest way, but this would mean that a historic house will forever be gone for future generations. The house can be saved.</p> <p>Regarding the photos sent to me...</p> <ol style="list-style-type: none"> 1) The door at the rear of the house is easily repaired, and the timber frame and structure of the room is in good condition 2) The roof on the small section of the house (as seen in the photo) is only a minor section of the house. The roof of the main house is securely fixed. I know it is, because I was up there when I restored the house. The roof is in good condition, and fixed securely. It is entirely possible to replace those loose roofing sheets to the smaller parts of the house, as the rafters are in good condition. 3) Collapsed fencing is irrelevant to the historical value house, and can be rebuilt independently of the house. 4) Disused building materials around the house can be removed, and again, is irrelevant to the condition of the house. <p>I believe that the house can be saved.</p> <p>Again, I have personally worked on this house, and have been in the roof and have worked on the underneath of the house etc etc.</p> <p>The main room of the house is a very very large and cavernous living room of approx 7m x 4m. This room is leaning, and there are other small rooms attached to this large room. The other smaller rooms are in good condition, and, so long as the main room is rebuilt, then the remaining house will stand. These smaller rooms would be stabilised once the main room is rebuilt.</p> <p>I would urge that the main room of this house be rebuilt to retain the history of the area. This is namely...</p> <ol style="list-style-type: none"> 1) the wall facing Avon Terrace, 2) the wall facing Redmile Road, 3) The wall where the fireplace is located in the lounge. 4) the related roof over this large room is in great condition (I have 	
--	---	--

	<p>been up there) and can be propped up during the rebuilding process of the walls.</p> <p>Of this main room, a verandah shares the outside wall that faces Redmile Road (2), and this verandah can be rebuilt after the wall is rebuilt. Similarly, the lean-to behind the fireplace is simply a store room, and it's total demolition is a small price to pay in order to rebuild this wall to the main room, and retain the historic value of the house by avoiding its demolition.</p> <p>The remaining portion of the house simply needs minor repair, such as a new door, and perhaps flooring, roofing, etc.</p> <p>I would ask that every measure be sought to retain this house by rebuilding those areas that are necessary! We need to preserve our history.</p> <p>If not, then a house of similar style needs to be built. I have outlined this in my first letter to you yesterday (24th August 2010)</p> <p>Thankyou again for my opportunity to comment.</p>	
Landowner	<p>My feelings on reading the demolition application for Rosemary Cottage on the corner of Redmile and Avon Terrace overcame me to the point where I just had to take pen to paper and congratulate the shire of York on their good fortune in being able to remove one more historic building from Blandstown – just a few more to go and the 'hardy tourist' will no longer grace York's door stop. Keep up the good work and soon York citizens will never see a tourist in town again. York will have got rid of the pest called tourist. I am sure that York will be a fin town to starve in once the removal of York's tourist is completed.</p>	Noted.