

## City of Subiaco - Local Government Inventory Place Record

Name	<b>Nissen &amp; Sons, Butchers (fmr)</b>
Address	142 Hensman Road, Subiaco
Lot Number	Lot: 20 D/P: 2405
Photograph (2014)	
Construction Date	<b>c.1922</b>
Architectural Style	Inter-War Free Classical
Historical Notes	<p>An entry for this property first appeared in the Post Office Directories in 1923, when a butcher's shop was listed under the name of Nissen &amp; Sons (Note: at that time it was referred to as 120 Nicholson Road). It continued to operate as a butcher until at least 1925, but was advertised as mixed business in April 1926:</p> <p style="text-align: center;"><i>FRUIT, Greengrocer, Drinks, Tobacco, Dairy Produce, etc., big turnover, with Freehold, deposit £150, balance easy. 142 Hensman-rd. Subiaco.</i></p> <p>A review of the Post Office Directories at five yearly intervals provides the following information about the occupation and use of the shop until the mid-twentieth century:</p> <ul style="list-style-type: none"> <li>1925: Nissen &amp; Sons, butchers</li> <li>1930: Mixed business, Herbert W Newing</li> <li>1935: 1940 &amp; 1945: Mixed business, S W Kenny</li> <li>1949: Mixed business, Mrs Rose M Storer</li> </ul> <p>Aerial photographs dated 1948 and 1965 show a verandah wrapping around the street corner and extending over each of the large shopfront windows. This had been removed by the late 1970s.</p> <p>142 Hensman Road was adopted on the draft Local Government Heritage Inventory (2002), with the following level and statement of significance:</p> <p style="text-align: center;"><i>Level 2 – The place has historic, social and aesthetic significance as an example of a former corner shop in a predominantly residential area.</i></p> <p>In 2007, it was also identified as an example of a corner store in <i>The heritage of the suburban store in the City of Subiaco</i>.</p>

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Physical Description	<p>142 Hensman Road was designed as a corner store and attached residence. Key elements include the:</p> <ul style="list-style-type: none"> <li>• Zero setback from both street boundaries.</li> <li>• Symmetrical façade to the corner shop. This features a splayed corner with double timber doors under a plain highlight (now fitted with an air-conditioner). On either side of this, facing Hensman Road and Nicholson Road, there are large timber-framed display windows with flat lintels and raked sills. Each window is divided into four slender panels, each with a small highlight over.</li> <li>• Stepped, rendered parapet with a semi-circular pediment over the splayed corner.</li> <li>• Projecting brick-course forming the flashing point for the former corner verandah.</li> <li>• Painted brick walls (originally face-brick).</li> <li>• Later extension on the northern side of the Hensman Road frontage (constructed prior to 1948 and possibly concealing the original frontage of the attached residence).</li> </ul> <p>Residence attached at the rear, with access from Hensman Road.</p>
Associations	
Statement of Significance	<p>The majority of the Inter-War corner stores in the City of Subiaco have been either extensively altered or demolished. 142 Hensman Road is one of only five surviving examples of corner stores that were built in Subiaco/Shenton Park in the 1920s (all of which date from c.1921-1922). Despite some modifications, it is a good representative example of its type.</p> <p>Refer to <i>Heritage Assessment of Corner Stores in Subiaco</i> prepared for the City of Subiaco by Annette Green of Greenward Consulting, June 2015.</p>
Level of Significance/ Contribution	<p>Considerable Significance (within the context of the City of Subiaco).</p> <p>Although it has undergone some modifications, 142 Hensman Road remains as good representative example of a traditional, early Inter-War era corner store with an attached residence.</p>
Listings	<p>Local Government Inventory – Adopted 4/2/2003 Town Planning Scheme register – Adopted 6/10/2015</p>
Main Sources / References	<p><i>Heritage Assessment of Corner Stores in Subiaco</i> prepared for the City of Subiaco by Annette Green of Greenward Consulting, June 2015.</p>