



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.8.6 Building and maintaining railways
- 3.12.5 Retailing food and beverages
- 3.18.4 Cooperating to raise capital (co-ops, building societies, etc).
- 3.19 Marketing and retailing
- 3.22 Lodging People
- 3.23 Catering for tourists
- 5.2 Organising workers and work places
- 6.1 Forming associations, libraries and institutes for self-education
- 8.5 Forming Associations - Associations for mutual aid

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 106 Workers
- 202 Rail and light rail transport
- 311 Hospitality industry and tourism
- 407 Cultural activities
- 505 Markets

11.1 AESTHETIC VALUE*

Albany Co-operative Society Building (fmr) is a good example of a freestanding two storey mercantile building designed predominantly in the Victorian Regency architectural style, which displays the simplicity and elegance typical of the style, and Victorian Georgian elements. (Criterion 1.2)

Albany Co-operative Society Building (fmr) is located in an elevated setting at the corner of Frederick and Spencer Streets, and has a commanding presence at the east end of the historic centre of Albany overlooking Princess Royal Harbour. (Criterion 1.3)

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

The place is associated with the Public Works Department (PWD) who acquired the place for use as a railway barracks from 1978-1991. (Criterion 2.1)

Albany Co-operative Society was the first co-operative society established in Western Australia, and one of the first in Australia. (Criterion 2.2)

The place is associated with the P.&O Shipping Company, having been established by P.&O Agent, William Clifton who sought to use the co-operative movement to improve the welfare of the company's employees, for whom the cost of basic provisions in Albany were prohibitive. (Criterion 2.2)

The place is associated with the development of mercantile activity in the mid to late nineteenth century in Albany, at a time when the town played a prominent role in the development of the Colony in providing port, rail, post and telegraph services. (Criterion 2.2)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Albany Co-operative Society Building (fmr) is of social value to the Albany community having served various community uses over time including a railway barracks, guest house, and storage facility for the Albany Historical Society. In 2017, the City of Albany completed extensive conservation works to restore the building to its original form, further demonstrating its importance to the local community. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Albany Co-operative Society Building (fmr) is rare in Western Australia as an early purpose built co-operative building, which originally included a manager's residence, store and shop. (Criterion 5.1)

Albany Co-operative Society Building (fmr) was the premises of the first co-operative society established in Western Australia, and one of the first in Australia. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Albany Co-operative Society Building (fmr) is a good representative example of a freestanding two storey mercantile building designed predominantly in the Victorian Regency architectural style, which displays the simplicity and elegance typical of the style. (Criterion 6.1)

Albany Co-operative Society is a good representative example of a building constructed specifically for use as a co-operative society that included a manager's residence, store and shop, (Criterion 6.2)

12. 3 CONDITION

The condition of the building is generally good. The building has undergone extensive conservation works in 2016/17.

There continues to be some issues with damp, which is particularly visible on the internal surface of the east wall at the ground floor level. There is some cracking of new render both internally and externally that requires attention. The rendered finish to the external walls is sand finish and appears to contain cement. The City of Albany have installed sub floor ventilation, which appears to have addressed the damp issue but render still requires attention where it has previously been damp effected.

12. 4 INTEGRITY

The building displays a moderate to high degree of integrity. The conservation works have restored the legibility of the original intention. The current and intended uses are compatible.

12. 5 AUTHENTICITY

The building displays a moderate to high degree of authenticity. The unique form of the original building has been restored largely to its authentic original appearance on the front (south) and side facades. Some original fabric such as external render, windows and doors has been replaced.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the *Albany Co-operative Society Building (fmr) Conservation Plan* completed for the City of Albany, by David Heaver and Associates Architects with Robin Chinnery, Historian in March 2007, with amendments and/or additions by Department of Planning, Lands and Heritage staff and the Register Committee. The physical evidence was updated by Lynne Farrow Architect in October 2017.

13.1 DOCUMENTARY EVIDENCE

Albany Co-operative Society Building (fmr), Albany, is a freestanding two storey granite and brick building located on the corner of Frederick and Spencer Streets, Albany. The place was built as a Co-operative Society Store by the Peninsular and Oriental Steamship Navigation Company (P&O Shipping) in 1870.

Early Albany

The first recorded European sighting of the site of present day Albany was by Pieter Nuyts in the Dutch *Gulden Zepparidt* in 1627, when he surveyed part of the south western coast of New Holland (Western Australia).¹ In 1791, Captain George Vancouver was the first recorded Briton to visit the region, and named the harbour King George's Sound. Other European and British expeditions to the region also visited the area over the next thirty years, including d'Entrecasteaux (1792), Baudin (1803), Matthew Flinders (1801–02), Louis de Freycinet (1803), and Lieutenant Philip King (1818, 1821).² The French presence in the region, combined with the British interest in acquiring another convict settlement site in addition to those at Sydney and Tasmania, led the British Secretary of State to instruct the Governor of New South Wales to establish a new settlement at King George's Sound.³

In 1826, the *Amity*, captained by Major Edmund Lockyer, arrived at King George's Sound with a party of 18 soldiers, a surgeon, 2 officers and 23 convicts to establish a penal settlement.⁴ Lockyer established the fledgling settlement on the north side of Princess Royal Harbour, as previously named by George Vancouver. In early 1827, the town was officially named Fredericks Town, after King George's brother, Frederick Augustus, Duke of York and Albany.⁵

In April 1827, Major Lockyer returned to Sydney on the *Success*, with Captain James Stirling who had just spent two weeks inspecting the Swan River, and had stopped at King George's Sound on route to Sydney. While Lockyer referenced the strategic importance of the location and defensibility of King George's Sound, Stirling spoke glowingly of possibilities of settlement, eastern trade and the

¹ Garden, D., 1977, *Albany: A Panorama of the Sound from 1827*, Thomas Nelson (Australia) Ltd, Melbourne, p. 8, as cited in David Heaver & Associates, Chinnery, R., March 2007, *Albany Co-operative Society Building (fmr) Conservation Plan*, prepared for City of Albany, p. 14.

² Garden, *ibid.*, pp. 10–12, cited in David Heaver & Associates, Chinnery, R., March 2007, *Albany Co-operative Society Building (fmr) Conservation Plan*, p. 14.

³ Garden, *ibid.*, pp. 13–14, cited in David Heaver & Associates, Chinnery, R., March 2007, *Albany Co-operative Society Building (fmr) Conservation Plan* p. 15.

⁴ Garden, *ibid.*, pp. 1, 16, cited in David Heaver & Associates, Chinnery, R., March 2007, *Albany Co-operative Society Building (fmr) Conservation Plan*, p. 15.

⁵ Garden, *ibid.*, pp. 17–18, cited in David Heaver & Associates, Chinnery, R., March 2007, *Albany Co-operative Society Building (fmr) Conservation Plan*, p. 15.

natural harbour at the Swan River.⁶ Initial resistance from the Government regarding settlement at Swan River eventually faded under the strength of Stirling's enthusiasm and by 1829 Captain Stirling established the Swan River Colony at Perth.⁷

The establishment of a second colony north of King George's Sound and its apparent success, essentially removed the latter's purpose as a strategic outpost on the western coast of the continent.⁸ The penal settlement from New South Wales was evacuated in March 1831, and the small settlement at King George's Sound and the surrounding region were proclaimed part of the Swan River Colony free settlement.⁹

During its period as a penal settlement (1826–1831), several houses, barracks and administrative buildings were constructed in Fredericks Town. Government Farm (now known as Old Farm, Strawberry Hill) was established and supplied fresh food to the settlement from 1830.¹⁰ Dr Alexander Collie was appointed Resident Magistrate at the free settlement of King George's Sound and soon after his arrival in April 1831 he commissioned the first survey of the townsite.¹¹ In 1832, Surveyor-General Roe visited the region with Governor Stirling to continue the survey and plan the layout of the townsite and surrounding district. As of January 1832, the townsite was officially named Albany.¹²

Although slow to develop, the small townsite gradually expanded, not always with regard to the original survey plan. In 1833, Albany entered a three year period of growth as a result of the expansion of sheep grazing in Western Australia. The number of houses in the town increased from 3 to 45, and were mostly simple Victorian Georgian cottages.¹³ From the late 1830s and 1840s, growth in Albany slowed again. In 1848, the Perth to Albany Road was surveyed, and following the establishment of a convict depot at Albany in the 1850s, convict labour was employed on the construction of the road which was completed in 1853.¹⁴

In the 1850s, the development of Albany was aided by its role as the mail port for Western Australia, as well as being a major coaling port. The first mail arrived by steamship in August 1852, and the first P & O (Peninsula and Orient) steamship to arrive in Albany was the *Chusan* on 15 September that year.¹⁵

⁶ Garden, *ibid.*, pp. 18-19, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 15.

⁷ Garden, *ibid.*, pp. 19-21, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan.

⁸ Garden, *ibid.*, p 21, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan.

⁹ Garden, *ibid.*, pp. 16-23, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p.15.

¹⁰ Garden, *ibid.*, p 29, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 15.

¹¹ Garden, *ibid.*, pp. 36-40, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 16.

¹² Garden, *ibid.*, p 18, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 16.

¹³ Garden, *ibid.*, pp. 46-47, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 17.

¹⁴ Garden, *ibid.*, pp. 116-117, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 19.

¹⁵ Bulbeck, Dora 'The P & O Company's Establishment at King George's Sound 1850-1880' in *Early Days*

In 1855 steamship services to Australia ceased due to the Crimean War, resulting in little economic activity in Albany. Mail services re-commenced in 1857, with the European and Australian Royal Mail Company establishing a new service to Sydney. However, in its first year of operation the company went bankrupt and the contract was awarded to the P. & O. (Peninsula and Orient) Shipping Company, which resumed the service in 1858.¹⁶

By the late 1860s, Stirling Terrace had been gravelled, and a three storey building incorporating a post office, bond store and court house had been constructed at the corner of Stirling Terrace and Spencer Street.¹⁷ Throughout the 1860s and 1870s, Albany remained a small town, reliant on its position as the coal and mail port, with whaling continuing as a small but steady industry. During this time, established merchants took advantage of the town's reliance on food and goods imported from South Australia, by charging high prices.¹⁸

William Clifton held the position of Agent for P. & O from 1861 to 1880, and in 1867 he established the Albany Co-operative Society due to his concerns for the welfare of the company's employees, for whom the cost of basic provisions in Albany were prohibitive. In April 1867, the Albany Co-operative Society Ltd was floated with 750 shares at £2 each, the capital of which was used to import goods which were then retailed to shareholders and P. & O. employees. The Co-operative initially commenced its retail operations at Dunn's Cottage, which was Clifton's residence before he constructed a substantial home called 'The Mount' in 1868-69.¹⁹

Inspired by the work of social reformers in Britain, and of the co-operative movement both there and in Sydney, Clifton set about establishing a savings bank for the coalers employed by P. & O, in a bid to encourage them to save their money rather than spending it on things such as alcohol. Although occupying a prestigious position in society, Clifton's views often caused resentment among locals whose commercial interests were affected.²⁰

Co-operatives were first established in Australia in the 1850s, and evolved in several different forms including agricultural co-operatives, building societies, credit unions, worker co-operatives and consumer co-operatives. Owned by members, the aim of the co-operative was to redistribute all profits back into the co-operative, its members and local communities. The first registered consumer co-operative established in Australia was the Brisbane Co-operative Society in 1859, before the separation of Queensland from New South Wales. One of

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- Journal of the Royal Western Australian Historical Society, Vol. VII Pt. 1, 1969, p. 105, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 20.
- 16 Garden Donald, op cit., pp. 137-138 as cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 20.
- 17 Garden Donald, op cit., p.153, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 20.
- 18 Garden, Donald, op cit., pp. 134-136 & pp. 171-172, as cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 23.
- 19 Garden, Donald, op cit., pp. 134-136 & pp. 171-172, as cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 24. Note: The Mount was demolished in 1976.
- 20 Garden Donald, op cit., p.171, as cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 22.

Australia's longest surviving consumer co-operatives, the Adelaide Co-operative Society, opened in 1868 and traded for almost a hundred years.²¹

The Albany Co-operative Society was one of the first co-operative societies established in Australia, and the first in Western Australia. The Perth Co-operative Society was established two years later in 1869. In Perth, shareholders' were offered reduced prices on goods imported from England, sometimes receiving discounts of up to 40%.²² Consumer co-operatives also played an important part in maintaining the economic vitality of regional communities. However, as a general rule, consumer co-operatives in metropolitan areas tended to be short-lived, with the exceptions of the Adelaide Co-operative (1868) which traded for 94 years, and the Newcastle and Suburban Co-operative (1898), which achieved a peak membership of 95,000 in 1978, and ceased trading in 1991.²³

By 1871, the P. & O Shipping Company was employing more than 30 men in Albany in various roles including coaling and boatmen. This workforce comprised almost 10% of the adult male population of 316 at that time.²⁴

In 1870, the *Albany Co-operative Society Building (fmr)* was constructed on Albany Town Lot 151, on the corner of Frederick and Spencer Streets. The builder was John Underwood Green, a carpenter and builder and expirée who was granted conditional pardon at Albany in 1861.²⁵ Green built several significant buildings in Albany including P03572 *Hillside* (1886), and the Chapel (1863) that forms part of P00021 Wesley Church Group.²⁶

The Co-operative building comprised a retail outlet, office and store on the ground floor, and a six roomed Manager's residence located above the shop, with a large store area adjacent. A pulley was located within the northern door of the first floor to raise and lower goods between the first floor store and the shop at the ground floor.²⁷

In August 1870, the *Inquirer* reported on the half yearly report of the Albany Co-operative Society, noting that it was flourishing, and acknowledging Clifton's significant contribution to its success.²⁸

In 1878, the arrival of a new Melbourne based shipping company, Lilly and Marshall, with competitive freight charges to the eastern colonies, forced P. & O

²¹ The History of Co-operatives in Australia
<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/1301.0~2012~Main%20Features~The%20history%20of%20co-operatives%20in%20Australia~288> [Accessed 17/2/17]

²² *Inquirer* 19 January 1869, p. 1 and 16 August 1871, p.1, cited as cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 107.

²³ Ibid, <http://www.abs.gov.au>

²⁴ Garden, Donald, op cit., p. 170, cited in David Heaver & Associates, Chinnery, R., March 2007, Albany Co-operative Society Building (fmr) Conservation Plan, p 29. .

²⁵ Erickson, Rica & O'Mara, Gillian, *Convicts in Western Australia*, 1850-1887, Dictionary of Western Australians, University of Western Australia Press, Nedlands, p.223, cited in Lynne Farrow Architect & Helen Munt Historian, 'Wesley Church Group, Albany: Conservation Plan', April 2013, prepared for the Albany Wesley Congregation of the Uniting Church in Australia, p.36.

²⁶ *Inquirer* 17 August 1870, p.4: HCWA Place No. 3572, Assessment Document, p. 5: & Australian Advertiser 23 Oct. 1889, p.2e: in Lynne Farrow architect, 'Norman House Conservation Plan', 2011, cited in Lynne Farrow Architect & Helen Munt Historian, 'Wesley Church Group, Albany: Conservation Plan', April 2013, prepared for the Albany Wesley Congregation of the Uniting Church in Australia, p.36.

²⁷ David Heaver & Associates, op cit., Executive Summary p.v.

²⁸ *Inquirer*, 24 August 1870, p1.

to reduce its charges.²⁹ In 1880 the coal station at Albany was closed when P. & O. entered into a new contract with the Victorian government, and the company's assets sold at auction in May that year. As the position of Agent at Albany was no longer required, Clifton was transferred.³⁰

By the late 1870s, the Co-operative had become embroiled with bad debts, and its continued decline resulted in its closure in 1883. The society was forced to mortgage Albany Town Lot 151 to secure funds, and liquidators were appointed and stock sold off.³¹ The building was sold to prominent Albany businessman Alexander Moir who died soon after acquiring it. His fourth surviving son, Andrew, then inherited the building but also died soon after.

The building was used for commercial and residential purposes until the 1940s, during which time, the three southern rooms had been modified to form two rooms, probably in the inter-war period. In 1942 owner R.J. Shaw appointed Ernest Tompkins Builders to convert the building into four flats. This involved the removal of the redwood counters in the ground floor store. Further changes of ownership occurred until 1959 when the property was purchased by Alex and Lillian Lange, who operated the building as the 'Alcona' guest house until 1975. Additional toilets were connected to the sewer and it is suggested by the physical evidence that major brick additions were constructed at this time.³²

The Public Works Department acquired the *Albany Co-operative Society Building (fmr)* in 1978 in order to refit it for use by Westrail as a trainmen's barracks. At the time, the building was described as being two-story brick veneer with an iron rusted roof. There were 12 bedrooms of various sizes, two shower rooms to the first floor, 3 bedrooms, a dining room, and a storeroom and kitchen on the ground floor. Works carried out by the PWD included replacement of the roof, the installation of air conditioning to all the first floor bedrooms and electrical re-wiring throughout. In 1986, the requirements for the Albany railway barracks were for a minimum of five beds for bus drivers and train crews, with a further 14 additional beds required to accommodate rail crews during the peak grain haul periods. The place remained in use as a railway barracks until 1991.³³

In 1992, the property was vested in the Town of Albany with the stipulation that it be restored for use by the Albany Historical Society. The Society used the building as a storage facility until their lease expired in July 2013. The City of Albany then began a comprehensive schedule of conservation works in order that the place be made usable again. In February 2017, following the completion of these works, the ground floor is once again being used on a temporary basis by the local Historical Society, and the first floor remains vacant. The City of Albany is seeking to find suitable tenants for the place.³⁴

13.2 PHYSICAL EVIDENCE

²⁹ Garden, Donald, op. cit., pp.133-134; and Bulbeck, Dora op., pp 120-122, cited in David Heaver & Associates, Chinnery, R., March 2007, *Albany Co-operative Society Building (fmr) Conservation Plan*, p 20.

³⁰ Garden, Donald, op. cit., p180, cited in David Heaver & Associates, Chinnery, R., March 2007, *Albany Co-operative Society Building (fmr) Conservation Plan*, p 31.

³¹ *Albany Mail* 20 October 1885.

³² John Taylor, Architect, Former Albany Co-operative Society Limited Building, Report on Cultural Heritage Significance, April 1992, p.3.

³³ David Heaver & Associates, op cit., pp. 57-59

³⁴ City of Albany Agenda, Economic Development Committee, 10 November 2015, pp 16-21.

Albany Co-operative Society Building (fmr) is a freestanding two story granite and rendered brick building with a moderately pitched hipped corrugated iron roof, constructed in 1870 by builder John Underwood Green in the Victorian Regency style, with elements of the Victorian Georgian Style, as the premises of the Albany Co-operative Society.

Conservation works to the building completed in 2017 have restored the buildings front and side facades to approximately its original appearance, largely in accordance with the Conservation Plan of 2007, and have adapted a skillion verandah to the north to contain toilet and storage areas.

Albany Co-operative Society Building (fmr) is located on Crown Reserve 42401, 895 m sq. in area, in a prominent elevated position on the north-west corner of the junction of Frederick and Spencer Streets on the lower flanks of Mount Clarence at the east end of the historic centre of Albany.

The site has a fall of about four metres from north to south, which means the front door to the ground floor on the south façade is at natural ground level, and on the north façade, the first floor veranda is at natural ground level.

A bituminised driveway runs up the slope of the west boundary, and across the north boundary. There is a four bay car parking area at ground level on the west side of the building and a five car bay parking area at the rear (north) side of the building at first floor level. The front (south) façade has a wide apron of grey concrete brick paving with a retaining wall constructed of Albany granite. There is a metre of paving beside the west façade, and the paving is also used next to the north carpark and at the east façade. Externally, brick paving has been laid right up to the building at the floor level of the ground floor. A retaining wall has been constructed about a metre away from the north wall of the ground floor, and a new steel bridge about 2.5 metres wide has been constructed to gain access from the rear (north) carpark to the north veranda. All fenestration elements and external doors are new and constructed of timber. The windows match those shown on the historic photographs. None of the original first floor windows have been retained.

The original stucco has been totally removed and replaced with a painted sand finish render. The stone coursing lines of the original render have not been replicated. The simple hipped roof is clad with corrugated iron. The earliest roof was a butterfly hip with flush eaves, but this had been replaced with a simple hip at least by the inter-war period. Gutters are ovolo and the gutter board is flush with the wall. New rainwater heads have been placed at the head of each downpipe. There is one chimney on the west façade and one on the north façade.

The front façade, on the south side of the building, has a symmetrical composition. At the ground floor, three large six-light windows and a wide timber entrance door with a glazed highlight over are positioned equidistantly, with the door located between the two eastern windows. At the first floor, four double hung timber sash windows flanked with narrow double hung timber sash side lights are positioned over each of the ground floor elements. Early photos showed all the first floor windows were positioned centrally over the corresponding element below, however, in the restoration work, where all the external windows and doors have been replaced, the second window from the west has been offset to the east from this central alignment. The original "Albany Co-operative Society" signage has been re-instated between the ground and first floor fenestration.

On the west elevation there are four doors; both levels have a double door at the north side and a single door at the south side. (The first floor northern door is shown in the historical photos with a pulley).

On the north elevation, at the rear, the back veranda is fully enclosed at ground floor level, and partially enclosed at the first floor, where the central portion is open to allow access to the north entrance door of this level.

A steel bridge about 2.5 metres wide provides access from the northern car park over the retaining wall at the rear of the ground floor, and black metal railings have been installed at the top of the retaining wall.

On the east elevation the ground follows its natural level, and soil has been retained at natural ground level against the east wall of the ground floor. Therefore only the upper level is visible, and is symmetrical with a central front door, which leads into the east end of the first floor corridor, flanked by double hung timber sash windows.

The internal ground floor area is divided into two main spaces: a store area about 3.6 metres wide down the west side of the building and a large open area about 9 metres square, occupying three quarters of the main ground floor area, at the eastern side which was the original shop. Along the north, under the first floor veranda, is an introduced enclosed area containing three toilet areas.

In the large open area, four large (230 x 230 mm) timber columns with large timber beams support the upper floor structure. The south-east column had been removed and was replaced in c. 2006. The main entrance is located on the south wall. The floors are 110 mm jarrah boards, which are probably replacement (c. mid twentieth century).

The walls are plastered with new hardwall plaster, and new moulded skirtings have been installed. The ceiling is unlined and the floor joists and underside of the floor boards of the upper floor are visible. Distinctive features include three large windows and a wide entrance door on the south wall, with what appears to be an original laminated beam which has been left exposed over, a fireplace on the north wall, and three large blind arches on the west wall. The north wall has an 800 mm wide opening in its centre, which gives access to the toilet area. There is also a three light window appearing to date from the inter-war period at the east side of the north wall.

The store on the west side of the ground floor has a single door at the south end of the west wall and a double door at the north end of the same wall. There is an interwar fireplace with a protruding chimney to the north of the south door, and another fireplace in about the centre of the east wall. An arch at the north end of the east wall opens up into the main "shop" area. A stainless steel sink unit has been introduced between the fireplace and double door on the west wall.

The first floor has a store along its west side, over the ground floor store. On the east side, the area over the shop was originally a manager's residence, with three rooms on either side of a central east west passage. The three southern rooms had been modified to form two rooms, probably in the inter-war period.

Of the three northern rooms, the westernmost room is an entrance hall which is open to the passage and has two smaller rooms to its east. The entrance hall is about 5 metres long and about 2.7 metres wide. An entrance door at the west end of the north wall provides the main access into the upper floor from the north

veranda. There is a small 600 mm wide window adjacent to the door. The west wall of the entrance hall has a door at its north end, a fireplace (now converted to a cupboard) in the centre, and an archway at the south end that leads through to the western store. The east-west passage opens up off the south end of the east wall. The two small rooms to the east of the entrance, are 3.8 metres deep. The central room is 2.7 metres wide and has a double hung timber sash window in the centre of the north wall. The eastern room is 3.2 metres wide and has a double hung timber sash window in the centre of the east wall and a fireplace with a black metal stove in the centre of the north wall. The wall between these two rooms has been removed, and replaced with two large folding doors.

The east-west passage is about 1200 mm wide, it has a new varnished external timber board door at its east end. There are two internal timber panelled doors on each of the north and south walls, which remain from the alterations of the inter-war period.

The dividing wall between the two rooms on the south side of the former residential quarters has been removed, apart from a corner fireplace in the north-west corner of the easternmost room, which has been retained. There are three large timber windows on the south wall, and one on the east wall. There are three timber panelled doors on the north wall and one on the west wall.

The store along the west side of the building has a double hung timber sash window with side lights in the centre of the south wall, a double door at the north end of the west wall, and a single boarded timber door at the south end of the same wall, with a stainless steel sink unit introduced between these two elements.

The jarrah flooring to the first floor has been covered with vinyl sheeting, however, it is intended that the vinyl be replaced with carpets. Skirtings are moulded timber, most are new but some remain from the pre-period. New plaster has been applied to the walls. The ceilings to the former residence have been relined with plasterboard. The painted timber board ceiling of the store has been retained. The cornice is 50 x 18 painted timber.

The condition of the building is generally good. Previous issues with damp on the internal surface of the east wall at the ground floor level, appear to have been addressed. The new rendered finish to the external face of the walls is sand finish and appears to contain cement. None of the original lime based stucco is evident. There is some minor cracking of this new render. It is basically too brittle for the soft clay bricks at the upper floor level, and will possible cause of de-lamination of the external surface of the bricks.

The building is managed by the City of Albany and is monitored consistently. In November 2017, minor internal works are proposed to allow for change of use to an office. Works include the installation of a light weight suspended ceiling to the ground floor shop area, and the construction of a new partition wall to the upper floor.

13.3 COMPARATIVE INFORMATION

Co-operative Societies in Western Australia

The Albany Co-operative Society was the first co-operative society established in Western Australia in 1867 and one of the first in Australia. Articles on Trove

suggest that the Perth Co-operative Society had been established by November 1869, but it did not have its own premises.³⁵

The majority of places associated with co-operatives on inHerit - the WA Historic Heritage Database (57 results) are small agricultural based co-operatives located in rural areas. These local farmers' co-operatives were formed as non-profit organisations that sought the best possible advantage for members by cutting out the middle man. The movement began with the Farmers and Settlers' Association, which in 1914 established a trading co-operative, Westralian Farmers Ltd (later Wesfarmers), to market farm produce for its members. The idea of farming co-operatives was then taken up at a local level, and their growth was hastened by the effects of World War I.³⁶

The following two registered places are the most comparable to the *Albany Co-operative Society Building (fmr)*:

- P2143 *Wesfarmers Building (fmr)*, Wellington Street, Perth – a four storey Federation warehouse constructed in 1898 which was the long time administration centre for the agricultural co-operative movement in Western Australia.
- P11551 *York & Districts Co-op & Quarters* – comprises a two storey brick general store, including former residential quarters, originally constructed in the Victorian Georgian style (c1872-c1880), and extended in the Victorian Free Classical style (c1888). The place has operated continuously as a general store since 1872.

Examples of smaller rural co-operatives in Western Australia include: P00322 Bruce Rock District Co-op Store (1929); P00652 Cunderdin Co-op; P0775 Norseman Co-operative Store (fmr); P4872 Co-op House, Dangin (1916); P4906 Co-op Building, Quairading (1919); P6492 Old Co-op Building, Cranbrook (1892), and P8217 Corrigin Co-op Building (1927).

The following place is located in the metropolitan area, and is in the assessment program:

- P00132 Padbury's Buildings, Bassendean (1918) - the former premises of the Bassendean- Rochdale Co-op.³⁷

Early Co-operative Society Buildings in Australia

The first registered consumer co-operative in Australia was the Brisbane Co-operative Society in 1859. One of Australia's longest surviving consumer co-operatives, the Adelaide Co-operative Society, opened in 1868 and traded for almost a hundred years. Neither of these places are extant in 2017.³⁸ The

³⁵ Various articles in Trove dating from November 1869 discuss the meetings of the Perth Co-operative Society. The Societies meetings were often held in Mr T. Smith's auction rooms and later the National Bank building is listed as accommodation expenses suggesting that they did not have their own premises.

³⁶ Draft assessment for HCWA P17587 *Mount Barker Fruit Inspection Shed (fmr)*, February 2007.

³⁷ Image from SLWA taken in 1953 shows this place to be the headquarters of the Bassendean Rochdale Co-op (1953).

³⁸ The History of Co-operatives in Australia
<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/1301.0~2012~Main%20Features~The%20history%20of%20co-operatives%20in%20Australia~288> [Accessed 17/2/17]

following place is an extant example of a substantial early purpose built Co-operative building:

- Register of the National Estate No. 14049 Balmain Co-operative Society Building (former) - The building was built in 1901 and opened in 1902 as the retailing premises of the Balmain Co-operative Society Ltd. Only two working class co-operatives have fragmented histories lasting more than a year or so in metropolitan Sydney. The building is rare surviving evidence of Sydney's nineteenth century and early twentieth century co-operative movement, of which few written records survive.

Early Commercial Buildings in Albany

There are very few commercial buildings on the inHerit database that were constructed prior to the 1880s in Albany, with the exception of the following two places:

- P00030 *Old Albany Post Office* – Located on Stirling Terrace, the first stage of the building was constructed of local brick in 1869, and the second stage in 1896.
- P00052 *Drew Robinson & Co (fmr)* constructed 1870 – registered as part of P14922 *Stirling Terrace Precinct*.

Flats and Guest Houses

From the Inter-war period to the 1950s, the conversion of large residences to flats, boarding houses or guest houses was common practice. In the 1940s, the *Albany Co-operative Society Building (fmr)* was converted to four flats, and later in 1959 to a guest house. Fabric related to this use has now been removed during conservation works undertaken in 2017. The following place is a better example of a boarding/guest house already on the Register:

- P3134 *Terrace Houses, 235-241 Beaufort Street* (1897) – constructed in 1897 as one of a large number of new boarding houses constructed in the State to accommodate the population increase associated with the gold boom.

Railway Barracks

The place was in use as a Railway Barracks from 1978 until 1991, when the Public Works Department acquired the property and refitted it for use as accommodation for railway workers. As the place was not constructed specifically for this purpose, this use of the place as a Railway Barracks is not considered to be significant as there are already registered places on the inHerit database that better represent the State theme of housing railway workers, including the following places:

- P250 *Bridgetown Trainmen's Barracks* (1950) – purpose built railway accommodation comprising 3 accommodation blocks.
- P12414 *Railway Barracks, Wongan Hills* (1914, 1920-21) – an intact and early example of timber railway barracks.
- P15867 *Kalgoorlie Railway Housing Group* (1902, 1948-49) – includes purpose built brick and iron railway barracks constructed in 1902.

Conclusion

Early purpose built Co-operative Buildings are both rare in Western Australia and in Australia as a whole. The *Albany Co-operative Society Building (fmr)*, is an intact and rare example of a purpose built Co-operative Society building that also included a manager's residence, store and shop.

13. 4 KEY REFERENCES

David Heaven and Associates Architects with Robin Chinnery, Historian, March 2007, *Albany Co-operative Society Building (fmr)* Conservation Plan, prepared for the City of Albany.

13. 5 FURTHER RESEARCH
