



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)

- 3.19 Marketing and retailing
- 4.1.5 Developing city centres

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 308 Commercial services and activities

11.1 AESTHETIC VALUE*

The facade treatment of *Connor Quinlan Building* is a fine example of the Federation Free Classical style, applied to a corner location commercial building. (Criterion 1.1)

Connor Quinlan Building is a landmark building on the prominent Barrack and Hay Streets corner, which in combination with the *Perth Town Hall* and *McNess Royal Arcade* visually terminates the Hay Street Mall, the retail heart of the city. (Criterion 1.3)

Hay Street between Barrack and William streets is the retail heart of Perth and has a strong modest scale environment with land mark buildings at each end, including *Perth Town Hall* at the eastern end, and *Gledden Building* and *Wesley Church* at the western end. The environment between these two points comprises a predominance of late nineteenth and early twentieth century buildings, a small number of Inter-War period buildings, and a very small number of late twentieth century buildings. Together this collection of places forms a precinct of strong aesthetic value. *Connor Quinlan Building*, *McNess Royal Arcade* and *Perth Town Hall* provide a strong eastern entry statement to the precinct. *Connor Quinlan Building* therefore has a visually integral role in the make up of the precinct. (Criterion 1.4)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

11. 2. HISTORIC VALUE

Connor Quinlan Building illustrates the type of two-storey commercial building built in the late nineteenth and early twentieth centuries to provide shops at the ground floor and offices at the first floor, notwithstanding adaptations to the place over time. The long-term use of part of the first floor by a jeweller reflects an earlier pattern of use. The continued use of the shop at the corner of Hay and Barrack Streets as a tobacconist's for more than 100 years is especially notable. (Criterion 2.1)

Since the late 1890s, the ground level corner shop of *Connor Quinlan Building* has been occupied 'by a tobacconist, which from the Inter-War period to the present, in 2005, has traded as T. Sharp & Co Pty Ltd, and retains its tobacconist's store fit-out that dates from the 1950s. (Criterion 2.1)

Connor Quinlan Building was built during a period of considerable optimism and building activity in Perth following the granting of Responsible Government in 1890, and further discoveries of gold in Western Australia, that commenced a significant period, including the gold boom period, when 'a number of city sites were re-developed, and is a product and is representative of this period in Western Australia. (Criterion 2.2)

The place was built for T. F. Quinlan, of the Connor and Quinlan family (one of the largest landholders in the central business district of Perth from the late 1880s), and formed part of the significant Connor Quinlan Estate. It was built by Alfred Frederick Lee, 'one of the largest building contractors in the colony'.¹ (Criterion 2.3)

Connor Quinlan Building is a fine example of the Federation Free Classical style, with its confident use of the language of classical decorative motifs, and of the design work of early 1890s architects in Western Australia. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Connor Quinlan Building is a notable commercial building at the intersection of Hay and Barrack Streets. Sharp's tobacconist's store has been an enduring business, and the adjoining street corner a long established meeting place throughout its existence. The high social value of *Connor Quinlan Building* is evidenced by its inclusion in the Municipal Heritage Inventory for the City of Perth, and the recommendation that it be entered in the State Register of Heritage Places. (Criterion 4.1)

Connor Quinlan Building contributes to the community's sense of place as a prominent building in the central business district, at the eastern entry to

¹ Kimberly, W. B. *History of West Australia: A Narrative of her past together with Biographies of her Leading Men* F. W. Niven, Melbourne, 1897, p. 232.

the Hay Street Mall, with the well-known and frequently used street corner meeting place known informally for many years as 'Sharp's Corner'. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Connor Quinlan Building is a fine example of the Federation Free Classical style applied to a commercial building with retail uses on the ground floor and mixed office and other uses at the first floor. (Criterion 6.1)

Connor Quinlan Building is representative of development in the City of Perth in the 1890s and gold boom period. (Criterion 6.2)

12.3 CONDITION

Connor Quinlan Building varies in its condition. The two street frontages of the building are generally well maintained and the zone above street awning level appears to be in good condition. The rear yard area of the building is filled with the clutter of timber escape stairs, air conditioning and so on, and is poorly maintained. Shop fronts are all replacements for the original shop fronts and are well maintained and in good condition. First floor interiors contain a mix of original and replacement materials. The tobacconist shop and jewellery businesses have been associated with the place of almost all of the existence of the place. Generally they have received only essential maintenance and are in fair condition. Overall the place is in fair to good condition.

12.4 INTEGRITY

Connor Quinlan Building is used for shops at ground floor and jewellery workshops and sales areas at first floor level. The current uses have required alterations to suit contemporary practices, but these arrangements have not required much change to the underlying fabric and are compatible with the maintenance of significance. The place retains a high degree of integrity.

12.5 AUTHENTICITY

Change has occurred at ground floor level with the replacement of shop fronts and shop fittings, while the rear of the building and upper levels of facades remain little altered. The first floor has been subject to a number of alterations, including combining adjacent rooms and blocking in doors, but the underlying fabric in these locations remains in place. Overall the place retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

Connor Quinlan Building is a two-storey stucco, brick and iron building, with a basement, shops at the ground floor and offices at the first floor. Built in 1891, it was designed in the Federation Free Classical style for Timothy Francis Quinlan of the Connor and Quinlan family. In 1988, the shop fronts were altered.

The present Certificate of Title details specify the location of *Connor Quinlan Building* as Lot 3, portion of Perth Town Lot F20, but this is a comparatively recent differentiation. In the late nineteenth century and through the first half of the twentieth century, City of Perth records include numerous building licence applications for Connor Quinlan at Perth Town Lot F20, some being for Hay Street and some for Barrack Street, often making it difficult or impossible to determine to which portions of the Lot the applications applied. *Connor Quinlan Building* was originally named Swan Buildings, and continued to be known by this name through into the 1940s. It included Swan Chambers, the offices located at the first floor, listed in *Wise's Post Office Directory* on the western side of Barrack Street between Hay and Murray Streets.

In 2001, the City of Perth Municipal Inventory recorded *Connor Quinlan Buildings* as Connor Quinlan Estate, possibly as it had been part of that Estate, as had numerous other buildings in the CBD.

Following the foundation of Perth on 12 August 1829, the townsite of Perth was laid out between Mount Eliza and Heirisson Island, facing the Swan River on the south, and with a chain of swamps and lagoons to the north. Arrowsmith's plan (1833) shows the first layout of Perth, with the main streets following the lie of the land between the Swan River and the wetlands to the north. The plan shows the Barrack Ground, Perth Town Lot B, extending north from St Georges Terrace on the east side of what became Barrack Street, and north again, Perth Town Lot Q, as Government Reserve.² Perth Town Lot F is bounded by Barrack, Murray and William streets and St Georges Terrace, and is bi-sected by Hay Street. By 1838, much of the land originally set aside as government reserves had been alienated, including Perth Town Lot Q, which is shown sub-divided into lots extending from Wellington through to Murray Street, and from Murray Street through to Hay Street. The future site of *Connor Quinlan Building*, at the corner of Hay and Murray and Streets, was a portion of Perth Town Lot F 20.³

² Seddon, George and Ravine, David *A City and its Setting Images of Perth, Western Australia* Fremantle Arts Centre Press, 1986 p. 87 and p. 100.

³ Plan of Perth, drawn by Asst. Surveyor A. Hillman, pub. By Arrowsmith, London, 1838, in *ibid*, p. 100.

By the 1870s, the city centre of Perth was consolidated on the grid laid out in Roe's survey, and there were about 800 houses accommodating about 4,600 people.⁴ A plan of Perth as it was in 1871-72, shows the development of the central business district of Perth by this date, with numerous residences and commercial businesses fronting Barrack and Hay Streets. The Devonshire Arms Hotel is shown on the future site of *Connor Quinlan Building*.⁵

In the 1880s, there was expansion northwards, and further development took place after the construction of Perth Railway Station in 1880. In 1883, a plan of Perth shows Perth Town Lot F as per the aforementioned plans.⁶

In 1883, Daniel Connor (b. 1832?, Ireland, d. Perth, 1898) purchased the Shamrock Hotel, in Hay Street, Perth, and leased it to Timothy Francis Quinlan (b. Ireland, 1861, arr. c. 1863).⁷ In the future, they would have substantial landholdings in Perth, including Perth Town Lots F18, 19 and F20.⁸ Daniel Connor, the son of a labourer, had immigrated to the Swan River Colony in 1853. He peddled wares 'in a small way and developed a trade as a stock-dealer' around Newcastle (later re-named Toodyay), purchasing land at Guildford for a holding paddock.⁹ In 1859, he married an Irish servant girl, Catherine Conway. In 1860, they moved to Newcastle, where he established a store and agency. Connor prospered. By 1870, he owned a flourmill, an hotel and various other properties in Newcastle, and held numerous mortgages over farms and pastoral leases in the district, on some of which he later foreclosed. By the late 1870s, he was 'the wealthiest man in the district.'¹⁰ In 1871, Connor was elected as a member of the Board of Education. A foundation member of the Newcastle Roads Board, he was chairman (1879-81, and 1883-93), and served on the Municipal Council until his death in 1898. He was known as 'the King of Newcastle'.¹¹

Timothy Francis Quinlan, orphaned shortly after his arrival in the colony, was raised by storekeeper J. T. Reilly, later proprietor of the *Northam Advertiser*. At 14 years, he entered the employ of storekeepers J. H. Monger & Co., later moving to work for McRae & Co. at Roebourne for about two years, prior to returning to Perth and becoming proprietor of the Shamrock Hotel, from

⁴ Campbell, Robin McK. in Pitt Morrison, Margaret, and White, John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) Morrison, Margaret and White, John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) p. 104.

⁵ Map of Central Perth, east of Barrack Street, in 1871-72, in Hammond, Jesse *Western Pioneers The Battle Well Fought* Imperial Printing Company, Limited, Perth 1936, Fasc. Ed., Hesperian Press, Victoria Park, Western Australia, 1980, p. v.

⁶ City of Perth, 1883, reproduced in Seddon, George and Ravine, David op. cit., p. 121.

⁷ Nairn, Bede and Searle, Geoffrey (Gen. Eds.) *Australian Dictionary of Biography* Vol. 8, Melbourne University Press, 1989, pp. 90; and Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2557.

⁸ Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) p. 226.

⁹ Nairn, Bede and Searle, Geoffrey op. cit., p. 90.

¹⁰ Stannage, C. T. op. cit.

¹¹ Nairn, Bede and Searle, Geoffrey op. cit., p. 91.

which he retired from the Shamrock Hotel 'to devote himself to the large landed and mercantile interests which he had acquired in Perth and Fremantle.'¹² In August 1883, he married Teresa Connor (b. 1863, Toodyay, d. 1904), daughter of Daniel and Catherine Connor.¹³ Quinlan served as Member of the Legislative Assembly (M.L.A.) for West Perth in the first Parliament, and later, from 1897 to 1911, as M.L.A. for Toodyay (1897-1911), serving as Minister for Works (1901), Deputy Chairman and Chairman of Committees, and Speaker (1905). He served also as Perth City Councillor for the Central Ward (1889-1902). His further public service included membership and chairmanship of the Board of Management for Perth Public Hospital (the future Royal Perth Hospital), Vice President of the Institute of the Blind, membership of the committee of the Deaf and Dumb Institution, and as a Trustee under the University Endowment Act.¹⁴

In the late nineteenth century, Connor's capital and Quinlan's commercial expertise made them among the most successful investors in Perth. Their family business, known as Connor Quinlan, became 'one of the largest landowners' in central Perth in this period.¹⁵ Some of the land and property acquired by Connor and Quinlan in the late nineteenth century, including *Connor Quinlan Building*, continues in ownership of their descendants through into the twenty-first century.¹⁶

In 1887-88, Perth Rate Books record A. Forrest & Co. as owner of part F20, corner Hay and Barrack Streets, the future site of *Connor Quinlan Building*, the occupier being George Johnson, boarding-house keeper.¹⁷ Recognised as 'the father' of the pastoral industry in the North-West, and the first member of the Legislative Council for Kimberley (1887), surveyor Alexander Forrest (b. 1849, d. 1901), brother of John Forrest, was 'a prolific investor in real estate'.¹⁸

In 1890, T. Quinlan was recorded in Rate Books as owner of the future site of *Connor Quinlan Building*, the annual value of the house and shop being £120.¹⁹ In c. 1890-91, the existing building was demolished and a new two storey building, comprising a basement, shops at the ground floor, and offices at the first floor²⁰, in the Federation Free Classical design style, was

¹² Battye, J. S. *ibid*, pp. 359-360.

¹³ *ibid*; Erickson, Rica (Ed.) *op. cit.*; and Battye, J. S. *The Cyclopedia of Western Australia* (The Cyclopedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985) p. 359.

¹⁴ Battye, J. S. *op. cit.*, pp. 359-360; and Stannage, C. T. *op. cit.*

¹⁵ Stannage, C. T. *ibid*.

¹⁶ Certificates of Titles for place.

¹⁷ City of Perth Rate Books, Central Ward, 1887 and 1888.

¹⁸ *Australian Dictionary of Biography* Vol. 8 (Melbourne University Press, Melbourne, 1981, pp. 540-541; and *Twentieth Century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) pp. 750-751. Note: Alexander Forrest was elected MLA for West Kimberley when Western Australia achieved Responsible Government and was Mayor of Perth (1892-95 and 1898-1900). He was made a CMG in May 1901. (*ibid.*)

¹⁹ City of Perth Rate Books, Central Ward, 1890, p. 43.

²⁰ City of Perth Rate Books, Central Ward, 1891, p. 43. Note: City of Perth Building Licence Applications for this period are no longer extant.

built.²¹ Rate Book entries indicate this was among the first of a number of re-developments in Barrack Street.²² It has not been possible to ascertain who designed the building. The quality of the design, and the fact that other buildings built for Connor and Quinlan in the 1890s and early 1900s were designed by well known architects, indicates that *Connor Quinlan Building* was probably architect designed. Kimberly (1897) states Alfred Frederick Lee built 'those structures extending from the corner of Hay Street, in Barrack Street, nearly halfway down the thoroughfare towards the railway.'²³ Lee (b. Toodyay, 1860) had served his apprenticeship as a joiner and carpenter with well known builder J. A. Halliday, then worked for two years as a journeyman before going into business on his own account, becoming 'one of the largest building contractors in the colony'.²⁴

In 1891, the Rate Books noted 'New buildings' on the lot, and the annual value increased to £300.²⁵ The occupier was McKernan & Co., land owners, who had been renting premises in the same block of Barrack Street from Quinlan in 1889-91.²⁶ Hugh McKernan (b. Ireland, c. 1858, arr. 1889, d. 1929), auctioneer and general commission agent, was later a Perth City Councilor (1894-96) and Member of the Legislative Council for Central Province from 1896, for Swan (1901), and East Perth (1908).²⁷

In 1890-92, following the granting of Responsible Government in 1890, there was confidence in the future of Western Australia. Further gold discoveries, including those at Southern Cross, and the belief that large quantities of gold were awaiting discovery, which would usher in a boom period such as had been experienced in Victoria, encouraged the investment of capital and prospecting over a wider area. In 1892, Bayley and Ford's discovery of the reef at Fly Flat, 'known to the natives as Coolgardie', led to the anticipated rush.²⁸

In 1892, the annual value of the place was increased from £300 to £550, and from this year Rate Books recorded Connor and Quinlan as the owners.²⁹ The name of the place was not recorded in these early Rate Book

²¹ Apperly, Richard, Irving, Robert, and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1878 to the Present* Angus & Robertson, North Ryde, 1989, pp. 104-107.

²² City of Perth Rate Books, Central Ward, 1890 to 1900.

²³ Kimberly, W. B. *History of West Australia: A Narrative of her past together with Biographies of her Leading Men* F. W. Niven, Melbourne, 1897, p. 232.

²⁴ *ibid.*

²⁵ City of Perth Rate Books, Central Ward, 1891, 1891, p. 43.

²⁶ City of Perth Rate Books, Central Ward, 1889 to 1899.

²⁷ Black, David and Bolton, Geoffrey *Biographical Register of Members of the Parliament of Western Australia* Volume One 1870-1930 Western Australian Parliamentary History Project, Perth, 1990, p. 130.

²⁸ Batty, J. S. *op. cit.*, Vol. 1, pp. 226-244.

²⁹ City of Perth Rate Books, Central Ward, 1892, p. 43. Note: This change in ownership details may indicate that the place had recently been transferred to Connor and Quinlan's joint ownership, or that it had been incorrectly recorded in the single ownership in 1890-92. Connor may have followed the then common practice of purchasing some property in the name(s) of various family members to ensure protection of assets from creditors and/or probate duties.

entries, but Chemist George Carrigan advertised his address as 2, Swan Buildings, Hay Street, next to F. Piaggio, jeweller.³⁰ Gustav Luber, draper, who had previously rented one of Quinlan's shops and houses in Barrack Street, occupied the corner shop in Swan Buildings, which continued as a drapery under various shop holders into the late 1890s.³¹ The office accommodation at the first floor was known as Swan Chambers³², 'chambers' being widely used to denote business premises in accord with general practice in the late nineteenth and early twentieth centuries.³³

In December 1892, a Coloured Supplement in the *West Australian* was a lithograph showing a view from the Town Hall, with individual images of various business premises. These included E. L. Wilson, Licensed Auctioneer, Land & General Commission Agent, at Swan Chambers (i.e. the offices in Connor and Quinlan's Swan Buildings, previously leased by McKernan). The image shows a modest building fronting Hay Street at the western side of Swan Buildings and a single storey building to the south side, fronting Barrack Street³⁴, indicating both were yet to be re-developed by Connor and Quinlan. There is signage for Wilson's business at the base of an office window and affixed to the iron roof of the verandah that extends along both Hay and Barrack Street frontages. The verandah, with a decorative frieze, is supported by columns with decorative brackets. There are three shop entries directly to Hay Street, with a corner entry also to the corner shop, and two shop entries to Barrack Street.³⁵ Whilst the original shop fronts as shown in this image are no longer extant in 2005, the first floor facade is little changed.

In 1893, at the Barrack Street, adjoining the entry to Swan Chambers, Rate Books and *Wise's Post Office Directory* record O. Bowman, tobacconist and agent. From the mid-1890s, a hairdresser and tobacconist was listed there.³⁶

The Western Australian Gold Boom resulted in a building boom in Perth from the mid-1890s, and heralded the arrival of large urban land companies, notably absent from Western Australia for the most part in the previous decades. There was considerable expansion of residential and commercial building in the areas to the north, east, and west of the city, and

³⁰ *Western Mail* 5 November 1892, p. 24.

³¹ City of Perth Rate Books, Central Ward, 1889 to 1898; and *Wise's Post Office Directory* 1895 to 1898.

³² *Wise's Post Office Directory* 1893-94, p. 3.

³³ *Wise's Post Office Directory* 1895 to 1915, listed numerous examples, among them Eagle Chambers and Moana Chambers, Hay Street, both owned by Connor and Quinlan, and Brookman's Chambers, in Brookman's Buildings, in Barrack Street.

³⁴ 'View of Perth from Town Hall', by F. W. Niven & Co., Artistic Printers, Ballarat & Melbourne, Coloured Supplement to *West Australian*, December 1892, Batty Library Pictorial Collection, 279B/1.

³⁵ 'View of Perth from Town Hall', by F. W. Niven & Co., Artistic Printers, Ballarat & Melbourne, Coloured Supplement to *West Australian*, December 1892, Batty Library Pictorial Collection, 279B/1.

³⁶ City of Perth Rate Books, Central Ward, 1893 to 1898; and *Wise's Post Office Directory* 1893 to 1898.

many of the large Perth Town Lots were further sub-divided during this period.³⁷

By 1895, Connor and Quinlan's landholding at Perth Town Lot F20, including *Connor Quinlan Building*, comprised 24 shops and the Grand Hotel, with a total rateable value of nearly £1,500.³⁸ After managing the Victoria Hotel, Fremantle, for 12 months for Connor Quinlan, Alfred Lee managed the Grand for two years until he retired in 1895.³⁹ "

Sewerage plans, 1895-98, show buildings on most of the lots on the western side of Barrack Street between St. Georges Terrace and Wellington Street by 1895, and on all lots by 1898. In this period, there was also some further development and/or re-development westwards along Hay Street and Murray Street from Barrack Street, a trend which would continue into the early 1900s.⁴⁰ The projects included some for Connor Quinlan, among them a block of shops and offices, comprising three stories and a basement, for which architects Cavanagh & Cavanagh called tenders in February 1897.⁴¹ Established in Perth by M. F. Cavanagh in 1895, to take advantage of the opportunities afforded by the gold discoveries in Western Australia, the successful and prominent practice designed numerous well-known commercial, ecclesiastical, civic and residential buildings over a period of more than 40 years.⁴²

In January 1898, Daniel Connor died a wealthy man. The obituary noted his property investments in various areas, including Midland Junction, Fremantle and Wanneroo, and his acquisition of the Belgrave Estate. Specific mention was made of Perth, where his 'Property in Hay-street, Murray-street, St. George's-terrace, and Irwin-street, shows very well how he could judge of the future of Western Australia.'⁴³ It was further noted 'Architecturally viewed the buildings he erected in Perth and Fremantle demonstrate his advanced and progressive ideas.'⁴⁴ Daniel Connor bequeathed his large Estate to his family, including Teresa Quinlan, who inherited the residence she occupied in Goderich Street.⁴⁵

In 1898, Rate Books show the occupiers of Connor Quinlan's buildings on Perth Town Lot F20, fronting Hay Street from Perth Town Lot F19 to the corner of Hay and Barrack Streets as follows: Isidore Herman, agent, shop and office, with an annual value of £150 and capital value of £3,500; J. H. Blackburn, sharebroker, tea rooms and offices, with an annual value of £90

³⁷ Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) pp. 235-236.

³⁸ *ibid*, p. 226.

³⁹ Kimberly, W. B. *op. cit.*

⁴⁰ PWDWA 5647 SROWA Cons. 1467 Microfiches 2 and 4 of 5.

⁴¹ *West Australian* 10 February 1897, p. 6.

⁴² Battye, J. S. *The Cyclopedia of Western Australia* The Cyclopedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985, Vol. 1, pp. 625-627; and McKenzie, Jane "Michael Cavanagh F.R.I.B.A. Western Australian Architect 1860-1941 His Life, His Philosophies and His Architecture" Architecture Minor Study, Curtin University, 1992, p. 7.

⁴³ *West Australian* 14 January 1898, p. 3.

⁴⁴ *ibid*.

⁴⁵ *West Australian* 28 January 1898, p. 3.

and a capital value of £2,000; dentist Louis Scholl, occupying the office recently vacated by The American Rubber Stamp Co., with an annual value of £20 and capital value of £400. In addition, there were two more offices with annual values of £20 and £15, and capital values of £350 and £300 respectively, and a hairdresser's shop with an annual value of £140 and capital value of £3,000.⁴⁶ In 1899, the six shops had a total capital value of £21,800.⁴⁷

In 1899, *Wise's Post Office Directory* listed the following on the right side of Hay Street from Barrack Street: at no. 394, Jos. B. Wilton, outfitter; at no. 396, George E. Armstrong, chemist; at no. 396, Piaggio & McKinlay, watchmakers; at no. 398, Shaw & Co., wholesale & retail stationers, tobacconists & fancy goods merchants; fishing tackle a speciality; at no. 400, Herman Isidor, grocer, and Herman & Williams, land agents.⁴⁸ Similar locations at or near a street corner were popular for tobacconists.⁴⁹ In 1899, a tobacconist, James Washington, took up the tenancy of the prominent corner shop, which has remained a tobacconist's through into the twenty-first century.⁵⁰

In December 1900, a photograph of 'Hay Street looking west' shows *Connor Quinlan Building*. The corner shop bears signage advertising Washington's Tobacconist, with colourful barber's poles fronting Barrack Street, and iron lacework evident.⁵¹

In 1901, Connor Quinlan's shops fronting the Hay Street portion of Perth Town Lot F20 were occupied by D. Angelo, fishmonger and Mrs. L. Kaufmann, boot importer; and Sol Herman, agent occupied the offices. Eastwards, towards the corner of Barrack Street, were three more shops, with chemist George Armstrong at no. 398, and jeweller F. Piaggio at no. 396. Confectioners had recently given way to F. Giles, importer, whilst tobacconist, James Washington, was listed at no. 394, at the corner of Hay and Barrack Streets.⁵²

In 1906-07, Connor Quinlan undertook a number of projects at Lot F20, with architect Richard Dennehy responsible for most of the design work.⁵³

Richard Joseph Dennehy (b. Ireland, 1859) had immigrated to Victoria as a child with his parents. After completing his education at the Jesuit College in Melbourne, he completed his articles, and after two years in practice joined Tappin & Gilbert, which became Tappin, Gilbert & Dennehy, and later Tappin, Dennehy & Smart, who were responsible for works in Sydney, Melbourne and Ballarat. During Dennehy's 15 years in the partnership, designs in which he was involved included St. Paul's Cathedral,

46 City of Perth Rate Books, Central Ward, 1898, pp. 32-33.

47 City of Perth Rate Books, Central Ward, 1899, p. 32.

48 *Wise's Post Office Directory* 1899, p. 237.

49 *Wise's Post Office Directory* 1898-1910.

50 City of Perth Rate Books, Central Ward, 1899, p. 32, and from 1900 to 2000.

51 Photograph in *Western Mail* Christmas Issue 1900, p. 7.

52 City of Perth Rate Books Central Ward 1901, pp. 34-38.

53 *Western Australian Mining, Building and Engineering Journal*, March-April 1907.

Melbourne⁵⁴, offices of the Metropolitan Gas Company, the Art Gallery, the Hibernian Hall, and the Mutual Stores in Melbourne; the Roman Catholic Cathedral, Ballarat, and the Anglican Cathedral, Bendigo; various public buildings and warehouses, convents and colleges, including Convents of the Good Shepherd and the Sacred Heart, St. Francis Xavier's College, Melbourne, and St. Ignatius' College, Sydney, the largest educational institution in Australia in the pre-World War One period.⁵⁵

In common with a number of other architects, Dennehy recognised the opportunities afforded by the Western Australian Gold Boom. In 1896, he came to Western Australia, and established a new practice in Perth. In the pre-World War One period, his work included designing the *Home of the Good Shepherd*, Leederville, the *Church of the Sacred Heart*, Highgate, Church of St. Kieran, Osborne Park, Clarence Buildings, Hay Street, St. John of God's Hospital, various commercial buildings and warehouses, premises for the *Morning Herald* in James Street (1907), private residences and domestic dwellings in the city. He was responsible also for numerous public buildings, hotels and dwellings in the country, including the Eastern Goldfields.⁵⁶

In 1907, Dennehy drew plans for Connor Quinlan for new business premises in Barrack Street and a three-storey café in Hay Street.⁵⁷ The former comprised a basement and two shops, with an 'up-to-date photographic studio' at the first floor.⁵⁸ J.D. Sanders was awarded the contract to build the place at a cost of £4898, with a building license issued on 23 April 1907.⁵⁹ James Douglas Sanders (b. 1863, Manchester, England) was originally articled to become an architect. However, after an accident, he followed the building and contracting trade. He immigrated to New South Wales, where he commenced in business in Sydney and Newcastle. In 1894, he came to Western Australia to take advantage of the opportunities afforded by the gold boom, and established his business in Perth. By 1907, he was well known and well established. In 1909, he would be elected President of the Builders and Contractors' Association.⁶⁰

In May 1907, S. B. Alexander, one of the most prominent builders in Perth, was awarded the contract for the café building, which was named Moana Cafe, at a cost of £1875.⁶¹ Dennehy was responsible for most of the work undertaken for Connor Quinlan at Lot F20 for which approvals were granted

⁵⁴ St. Paul's Cathedral (188-91 and 1926-31) was designed by William Butterfield (1814-1900). Butterfield never visited Australia and was known for his Gothic Revival buildings such as Keeble College Oxford (1870), All Saints, Margaret Street (1850) and St Alban, Holborn (1860)

⁵⁵ Battye, J. S. op. cit., Vol.1. p.632.

⁵⁶ ibid.

⁵⁷ *Western Australian Mining, Building and Engineering Journal*, March-April 1907.

⁵⁸ ibid, 20 April 1907 p.22.

⁵⁹ ibid; and No. 197/07, Building License Applications, City of Perth Vol. 3, 23 April 1907

⁶⁰ Battye, J. S. op. cit., p. 659.

⁶¹ *Western Australian Mining, Building and Engineering Journal*, 1 June 1907, p. 19; and No. 237/07, Building License Applications, City of Perth Vol. 3, 18 June 1907. Note: No. 237/07 recorded the owners as O'Connor and Quinlan.

in 1906-07, including brick additions to a Barrack Street building at a cost of £500 in September 1906, and a new building in November 1907 costing £1875.⁶² Architect J.H. Cunningham is also recorded as designing for Connor Quinlan at F20 in this period, being alterations to a building, at a cost of £940.⁶³

In mid-1907, it was reported that in Hay Street and St. Georges Terrace 'more work is in progress than has been the case before.'⁶⁴

In 1907, on the right hand side of Hay Street from Barrack Street *Wise's Post Office Directory* listed J. Washington & Co., tobacconists, at no. 394; Robert B. McKinlay, watchmaker, at no. 394; and Webb & Webb, photographers, at no. 398. H. Thompson, Boston Shoe Co., was at no. 400; D. Angels, dining rooms, at no. 404; and F. A. Provost at no. 406.⁶⁵ At the corner of Hay and Barrack Street, listed at no. 97 Barrack Street, was Swan Chambers, occupied by Henry Jordan, tailor; John Bridges, commercial agent; A. H. Hands, jeweller; Hugh McKernon, estate agent; and Mrs. Baxter, registry office.⁶⁶ "

In 1908, the street numbers had changed, so that J. Washington was at no. 612, and listed also at intersection of Barrack and Hay Streets; Robert McKinlay at no. 614, with D. Angels dining rooms, the Bon Ton Caf , being listed at no. 616. It appears that his business occupied no. 616 whilst the three-storey caf  building was being built, for by 1910 he is listed with Moana Caf  at nos. 618-620, with Kruger & Co. Chemist at no. 622.⁶⁷ In 1912, Moana Caf  was 'acknowledged from an architectural point of view to be the finest building of its kind in the Commonwealth'.⁶⁸ The tobacconist's shop at no. 612 Hay Street, has continued in the same use through into 2005, having become known as Sharp's Tobacconists, after Theodore Sharp, a later owner, who took over the business in the pre-World War One period.⁶⁹

Theodore Sharp had taken over the tobacconist's business in 1910, after he returned to Perth from Mount Morgans, when the mine was closing, having operated a general store there for several years.⁷⁰ Members of his family were well established in business in central Perth, in a partnership which traded as Silbert and Sharp, fruiterers, before he went to Mount Morgan's. In common with numerous tobacconists, Theodore Sharp's business at the corner of Hay and Barrack streets also included a barber's shop, fronting Barrack Street, which continued in operation until the second half of the

⁶² Nos. 1024/06 and 347/07, Building License Applications, City of Perth Vol. 3, 19 September 1906, and 19 November 1907) Note: No. 237/07 recorded the owners as O'Connor and Quinlan

⁶³ No. 229/07 Building License Applications, City of Perth, Vol. 3, 4 June 1907.

⁶⁴ *ibid*, 1 June 1907.

⁶⁵ *Wise's Post Office Directory* 1907, p. 291.

⁶⁶ *ibid*, p. 264.

⁶⁷ *Wise's Post Office Directory* 1907, 1908 and 1910.

⁶⁸ Battye, J. S. *op. cit.*, p. 632.

⁶⁹ *Wise's Post Office Directory* 1908-1946; City of Perth Rate Books, Central Ward, 1908-1946.

⁷⁰ Mrs. Bessie Cohen (nee Sharp) and Mrs. Cynthia Adler (nee Cohen), conversation with Robin Chinnery, 8 July 2005; and City of Perth Rate Books, Central Ward, 1910 and 1911.

twentieth century. The business, which later became T. Sharp & Co. Pty. Ltd., would grow considerably in the Inter-War period, when Theodore's son, Aaron 'Ron', his nephew Ben, and his son-in-law, Harry Cohen joined him in the business. At its peak, there were six stores, all in central Perth, giving the company 'almost a monopoly' in the retail tobacco business in the city at that period.⁷¹ The other five stores were small stores most of which also operated in association with a barber's shop. The main store, and the only one which would survive as a tobacconist's business into the twenty-first century, was that at *Connor Quinlan Building*. It supplied all the other stores, and also operated a mail order business, which supplied rural clients, including many pastoral stations in the North-West to which regular shipments were made of 'baccy' for the stockmen. There was timber shelving fitted along each of the walls in the cellar, where an office was built for Mr. Sharp.⁷² This office is extant in 2005, with little or no change.⁷³

The street corner location by the tobacconist's shop, diagonally opposite the Town Hall, became commonly known as 'Sharp's Corner', and was a popular meeting place in the Inter-War and World War Two periods, and through into the latter half of the twentieth century.⁷⁴

The use of the Hay and Barrack Street corner shop for a tobacconist business for more than 100 years is notable. Many tobacconist businesses ceased operation in the second half of the twentieth century as smoking became less widespread and less acceptable in the general community as the QUIT campaign made considerable progress. T. Sharp & Co. Pty. Ltd. also decreased its scale of operations, gradually reducing the number of shops, and diversifying to carry non-traditional items such as games.⁷⁵

Sharp, McKinlay and Webb & Webb were all long-term tenants at the place, whilst some of the other tenancies at first floor level were of shorter duration. However, the type of business use often continued unchanged. For example, although of those listed at Swan Chambers in 1908, only Hands remained in 1915, there were two tailors, a watchmaker, and the W. A. Socialists Headquarters listed at the place.⁷⁶ Continued use by subsequent jewellers at *Connor Quinlan Building* through into 2004 is notable.

In 1930, a Sewerage plan shows 612-614 Hay Street as three brick tenancies, with a passage from Barrack Street, at no. 61 Barrack Street, running westward behind no. 612, leading to the rear of the various business premises. At the rear of no. 614, there are stairs leading to the cellar.⁷⁷ At this date, Theo. Sharp was the tobacconist at no. 612 Hay Street, adjoining Moana Tea Rooms (S. Lemonis), with Webb & Webb,

71 Mrs. Bessie Cohen (b. 1908), daughter of Theodore Sharp, telephone conversation with Robin Chinnery, 19 February 2004. Note: The other shops were located at the Criterion, Savoy, Palace and Royal hotels, and the Grand Picture Theatre. (ibid.)

72 Mrs. Bessie Cohen and Mrs. Cynthia Adler op. cit.

73 Site visit, Robin Chinnery, 6 July 2005.

74 Bessie Cohen op. cit.; and Terry and Jenny MacGill, conversation with Robin Chinnery and Philip Griffiths, 11 February 2004.

75 Mrs. Bessie Cohen ibid.

76 *Wise's Post Office Directory* 1915, p. 303.

77 Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 20, c. 1930.

photographers and picture framers, at no. 616. Next listed is Moana Chambers, with Zecks Ladies' Toilet Parlors at the basement; Moana Tea and Supper Rooms (S. Epstein) at the first floor; and offices and other businesses at the second floor. At this date, no. 618 Hay Street was occupied by boot and shoe company Ezywalkin Ltd.⁷⁸

In 1945, *Wise's Post Office Directory* listed the following tenants at the place. At no. 612, was tobacconist T. Sharp; at no. 614 was S. Lemonis, refreshment rooms; and at no. 616, Swan Buildings, was The Dainty Lady Lingerie, tailors and milliners; whilst upstairs there were Boston Bros., jewellers and engravers; Max Kelman, tailor; Webb & Webb, photographers; and in the basement, Zecks Ladies' Toilet Parlors.⁷⁹

Following the death of his father in 1940, Ron Sharp had continued in the tobacconist's business, together with his brother-in-law, Harry Cohen, who was largely responsible for the buying from the mid-1930s. Ron was responsible for the administration, and a number of girls and women served in the shop. The lifting of tobacco rationing after the war saw increased demand, and the business thrived in the late 1940s, and through the 1950s and 1960s. Circa early 1950s, Ron Sharp, who was 'very handy', made some new free standing timber shelves from tongue-and-grooved jarrah floor boards to provide additional storage in the basement. In c. 1955-56, the shop was re-fitted, with new timber display cases, shelving, cupboards and drawers replacing the earlier fit-out. No alterations were made to the shop windows to Hay and Barrack Streets⁸⁰, which are believed to continue un-changed through into 2005.⁸¹ Long-term employee Mary Pennefather recollects the way in which the display cabinets and shelves were utilised, the central portion of the main display cabinet with water pipes (sale of which was gradually discontinued in the 1970s), and to the right, pipes, and to the left, tobacco pouches, wallets etc., and the importance of window dressing to display the various products to best advantage.⁸²

Through to the 1970s, Hay Street and Barrack Street continued to be two of the main thoroughfares and commercial centres in the central business district of Perth. In the 1970s, Hay Street was closed to through traffic to establish Hay Street Mall, and subsequently the character of the street changed. The combined effect with the later establishment of the mall in Murray Street has been great, as these two areas have become the prime focus of retail activity in the CBD. With the focus on Hay and Murray streets and the long term impact of regional shopping centres, William, Barrack and Wellington streets have experienced a considerable and progressive decline in retail activity through much of the late twentieth century.

In c. 1974, Mornington John Leslie MacGill accepted Harry Cohen's offer to sell the business of T. Sharp & Co. Pty. Ltd. It was duly transferred to he and

⁷⁸ *Wise's Post Office Directory* 1930, p. 39.

⁷⁹ *Wise's Post Office Directory* 1945, p. 36.

⁸⁰ Bessie Cohen and Cynthia Adler op. cit.; and Miss Mary Pennefather, who worked at the place for 38 years from 1954-55, conversation with Robin Chinnery, 14 July 2005.

⁸¹ *ibid*; and Jenny and Terry MacGill, conversation with Robin Chinnery, 6 July 2005.

⁸² Mary Pennefather op. cit.

his brother, David Lewis Fairprince MacGill, and they decided to continue the business under the same well known name.⁸³ Harry Cohen continued in the business for about six months, before retiring.⁸⁴ The business has continued in the ownership of the MacGill family through into 2004, but by the late twentieth and early twenty-first century, the main focus had shifted from tobacco and related items to pens, in which the business specialised.⁸⁵ The shift led to the introduction of large, mobile, aluminium framed display cabinets to better display these products, and aluminium strips were fixed along edging to the timber shelves to 'modernise' their appearance somewhat.⁸⁶

On 7 August 1978, the place was included in the National Trust of Australia (WA)'s classification for Hay Street Precinct.⁸⁷

In 1988, a building licence was issued to Connor Quinlan for alterations to the shop front of nos. 612-616 Hay Street.⁸⁸ This is the first building licence application to specify Lot 3 of Perth Town Lot F20.

After the introduction of air conditioning in the tobacconist's shop by the MacGill's, the entry door from Hay Street was closed off, with a display cabinet in front of it facing into the shop.⁸⁹ No further notable changes have been made to the shop, including the basement, where the tobacco drying table also remains in 2005. There is no longer wide access through the doorway from the rear laneway, a matter of concern for the MacGills, as it complicates delivery and storage of stock to the shop.⁹⁰

In the late twentieth century, the shops at nos. 614 and 616 Hay Street were re-fitted for Croissant Express and Java Juice respectively.⁹¹

In March 2001, the place was included in the Municipal Heritage Inventory for the City of Perth, and recommended for Entry in the State Register of Heritage Places. In the MI the name of the place was simply recorded as 'Conner Quinlan Estate', with the street address as nos. 612 -616 Hay Street.⁹²

In c. 2002, a toilet was added to the space in the north-western corner of the Barrack Street wing at the first floor to serve those employed at Aurora Studio, who had previously not had such facilities on the premises.⁹³

83 Bessie Cohen op. cit.; and Terry MacGill, conversation with Robin Chinnery and Philip Griffiths, 11 February 2004.

84 *ibid*, Terry MacGill.

85 *ibid*; and Jenny MacGill op. cit.

86 Mary Pennefather op. cit.; and Jenny MacGill, conversation with Robin Chinnery, 6 July 2005.

87 National Trust of Australia (WA) Assessment, 7 August 1978.

88 Building Licence Application 1230/88, City of Perth, 1988-89.

89 Bessie Cohen and Cynthia Adler op. cit.; and Jenny MacGill op. cit.

90 Jenny MacGill *ibid*.

91 Site visit Robin Chinnery and Philip Griffiths, 6 February 2004.

92 Conner (sic) Quinlan Estate 612-616 Hay Street, Municipal Heritage Inventory City of Perth, adopted 13 March 2001, pp. 413-414/2395.

93 Graham Tighe of Aurora Studio, conversation with Robin Chinnery, 6 February 2004.

In 2004, the place continues in use as commercial premises, with shops at the ground floor, including the tobacconist's store at the corner of Hay and Barrack Streets, and offices at the first floor. It is anticipated that works to upgrade the fire escape from the basement to meet current safety requirements will be undertaken in 2004.⁹⁴

In 2005, the owners of *Connor Quinlan Building* were successful in their application to the City of Perth Heritage Grants Program, being awarded a grant of \$10,000 for a conservation plan for the place, which was referred to as 'Quinlan Swan', Hay Street, Perth.⁹⁵

13. 2 PHYSICAL EVIDENCE

Connor Quinlan Building is a two-storey stucco, brick and iron building, with a basement, shops at the ground floor and offices at the first floor. In 1891, it was designed and built in the Federation Free Classical style for T. F. Quinlan of the Connor and Quinlan family.

Connor Quinlan Building is located on the north-west corner of Barrack and Hay Streets and is at the eastern end of the retail heart of the city, the Hay Street Mall.

Hay Street between Barrack and William streets has a strong modest scale environment, with land mark buildings at each end, with *Perth Town Hall* at the east end, and *Gledden Building* and *Wesley Church* at the western end. The environment between these two points comprises a predominance of late nineteenth and early twentieth century buildings, a small number of Inter-War period buildings, and a very small number of late twentieth century buildings. Though many of the buildings are competent and representative buildings of their time, some are outstanding examples and have been included on the State Register. In the mid block section, excellent buildings such as *London Court*, *Savoy Hotel*, *Devon House*, *Piccadilly Theatre and Arcade*, *Trinity Church and Arcade* are already included on the Register, while many other place such as the Cox Bros Economic Stores, Theatre Royal and Metropole Hotel, Moana Caf  immediately adjacent to *Connor Quinlan Building*, and other elements in the street are also places of high aesthetic value in their own right as buildings that contribute to a streetscape.

Connor Quinlan Building, *McNess Royal Arcade* and *Perth Town Hall* provide a strong eastern entry statement to the precinct. *Connor Quinlan Building* therefore has a visually integral role in the make up of the precinct. Together this collection of places forms a precinct of strong aesthetic value.

Connor Quinlan Building occupies the whole of its Hay Street and Barrack Street frontages and to the rear has an irregular plan that arises out of the requirement to service a number of small retail and office uses on a small site, with restricted rear access, linking into a lane system at the rear of the

⁹⁴ Terry and Jenny MacGill op. cit.

⁹⁵ City of Perth Heritage Grants Program 2004/2005, <http://www.cityofperth.wa.gov.au>; and Noel Robertson, City of Perth, telephone conversation with Robin Chinnery, 2 September 2005.

Hay and Barrack Streets buildings. To the immediate west is the three-storey Moana Caf a building also built for Connor Quinlan, to designs by Dennehy, and to the north another two-storey commercial building developed by Connor Quinlan.

Connor Quinlan Building is a two-storey stucco, brick and iron building in the Federation Free Classical style. It comprises a ground floor of shops with an access to the first floor, and offices and studios on the first floor.

The ground floor comprises two shops in Barrack Street, a corner shop, and two further shops in the Hay Street Mall. The Barrack Street shops, Living Digital and Australian Reflections of the Sea, have modern shop fronts, one of frameless glass, and the other with aluminium framed shop front joinery and both shop fronts are of a very recent construction period. The northern shop is located half in the *Connor Quinlan Building* and half in the adjoining building, which was also owned by Connor Quinlan.

The corner shop occupied by T. Sharp & Co. Pty. Ltd., has chrome steel shop front joinery, with windows to both street frontages, a corner door and a secondary door, currently not in use, facing on to the Mall. There is a back glazed strip over the door transom, and then a clerestory of obscured glass and these fittings would appear to be those installed in the Inter-War period.

The two shops facing on to Hay Street Mall, Java Juice, and Croissant Express have roller shutters for shop fronts and these shutters replace previous shop fronts as well as the entrance to the rooms at first floor level.

A plain metal-faced awning extends along both fa ades and extends to the pavement edge. It has a pressed metal lined soffit and signage is hung from the soffit in a number of locations. Suspension rods fitted to the masonry provide secondary support to the awning.

Above the awning, the fa ade divides into corner and street frontage elements. Strangely for a corner building, there is no corner emphasis in the arrangement of the classically derived elements that include pilasters, balustrades, friezes and pediments. Rather the two fa ades are treated with all of these elements and the corner is simply used as a linking element between the two faces. The frontages are unequal in length, so that the rhythm of each differs to the extent of one window bay. Barrack Street has an A, B, C rhythm, while the Hay Street Mall, the longer elevation, has an A, B, B, C rhythm. The classical devices include pilasters and double pilasters at the changes in plane and these are decorated with lattice and modillions at the bottom, and modillions and egg and dart column capitals at the top. There are bas relief balusters under windows, imposts and arched head windows, and an entablature that runs the full length of the elevations. The pedimented bay entablatures are decorated with triglyphs and modillions, while the remaining sections are decorated with swags. There are pediments either side of the corner entrance, and a third pediment over the stair entry. Windows in the upper level are all single pane double hung sashes, all painted with signage and one or two with room air conditioners built into the sashes.

The rear of the building is all face brick, with a timber escape stair. It is a jumble of service elements such as air conditioning units and ducts, and the decaying timber construction stair.

The ground floor is laid out with five shops, with a stair to the western side of the Hay Street Mall side of the building, providing access to the spaces at first floor level. The first floor level comprises a stair and stair hall, with spaces arranged around all external walls, and an access corridor along the Hay Street Mall and Barrack Street accommodation to provide access to the escape stair at the rear of the building. There is a timber construction link building that provides covered access between part of the place and of the adjoining property in Barrack Street .

The shop fronts to all premises other than T. Sharp & Co are very recent work dating from post 1990 and up to as late as 2004. T. Sharp & Co shop front comprises a stall board band, plates of glass for the main windows and highlights with obscured glass and features ingoes from Hay Street and the Barrack Street corner. The whole arrangement is thinly framed with extruded metal sections and is designed in a format that was not uncommon in the late Federation and Inter-War period. The Hay Street door is no longer in use and the Barrack Street corner door is a replacement metal framed folding door. The construction material used on the stall board is painted and its composition was not determined.

The basement comprises a full basement under the tobacconist's, and the adjoining shop to the west, and a narrow strip along the northern side of the same shop. The basement is accessible from the tobacconist via a steep stair, and has a concrete stair leading into the service area at the rear. It has a concrete floor, painted brick walls and an exposed timber soffit, being the floor above. The walls are lined with timber shelves constructed in jarrah tongue and grooved floorboards (pre 1950s), together with sets of island units constructed at a later date in the 1950s in the same method. The south-west corner is partitioned off as an office. There are numerous shelves and tables, together with a metal construction tobacco-drying table and a timber construction work-bench with shelves over it. Some charred timbers by the back door are evidence of a fire several years ago, but there does not appear to have been any severe damage resulting from this fire. The rear access door has been removed and replaced with a sliding metal door.

At ground floor level there is a mix of shop fitting material. The back benches and shelves attached to the walls are ply construction with timber handles and brass label holders, together with a small number of glass fronted displays. These fittings relate to the display of cigarettes, cigars, and smoking apparel and were installed in c. 1955-56. A timber construction glazed top display counter located on the north side of the shop appears to date from the same period. These cabinets are constructed in workmanlike joinery that was in the main stream of shop cabinetwork of the period. The remaining mobile display counter and mobile display cabinets are made of timber and glass and aluminium and glass and are of a recent vintage and have no artistic merit.

The shops on the ground floor are all located within original shop walls indicated on the Sewer Plan. Except for T. Sharp & Co. the remaining shops are skinned with contemporary shop fitting materials such as plasterboard and melamine faces wall linings, covering all original materials. In the case of the western shop, the timber floor remains. Sharp's has a plasterboard and cover batten ceiling and vinyl covered floors at ground floor level.

The stair is timber construction with a timber balustrade, turned newel and balusters, and has a concertina steel security gate mid flight.

The underlying fabric at first floor level is plastered brick external walls, lath and plaster finished framed internal walls, single pane sash windows, lath and plaster ceilings, and panelled timber doors, with timber floors. The north-western space has been completely relined to give the appearance of an opal mine, while the shop in the south western corner has a suspended ceiling, and walls have been lined with panelling. Rooms along the remainder of the southern and eastern elevation retain the original materials previously noted, but have been linked together to form jewellery workshops. Glazed screens and work benches have been added to the spaces to create studios, furnace rooms and the like. The north-eastern room remains in its original form, but has a plasterboard ceiling. A toilet has been added to the space in the north-west corner of the Barrack Street wing, and this has been fitted out in a contemporary manner. An escape door provides access to the timber landing of the escape stair. The space directly east of the landing has had its west wall removed and replaced with a glass door assembly and a door has been fitted to the corridor that leads around the rear of the studio/office spaces.

There has been considerable change to the ground floor frontages, apart from T. Sharp & Co., and shop interiors, a small amount of work done to the first floor interiors, and predominantly general maintenance to the building frontages above the awning level.

The building facades have been maintained to a reasonable standard and are in good condition, the rear of the building is poorly maintained and is in fair condition, while the escape stair is in very poor condition. The interiors vary from good to fair condition.

13.3 COMPARATIVE INFORMATION

In the 1890s and through the first decade of the twentieth century, following further gold discoveries from the late 1880s, the granting of Responsible Government, and in the wake of the Western Australian Gold Boom, there was considerable re-development of the central business district of Perth. The period from 1890-91, through the mid-to-late 1890s to 1901-02, and the period 1907-08, was notable for the intense building activity in St. Georges Terrace and Hay Street. Most of the western side of Barrack Street north from Hay Street, including *Connor Quinlan Building*, and also its neighbour, the Moana Cafe, at no. 618 Hay Street to the west, were among those built. In the late nineteenth century and the pre-World War One period, much of Barrack Street was subject to re-development. In 2004, on the western side

of the street many of these buildings are extant, forming a significant streetscape in which *Connor Quinlan Building* is an integral and focal part at the intersection of Hay and Barrack Street, whilst on the eastern side of Barrack Street there has been greater recent re-development although a number of significant buildings remain.

Many of the commercial buildings erected in Perth in the Federation period, c. 1890-1915, were designed in the Federation Free style and Federation Free Classical style, most being of two or three storeys. The two-storey *Connor Quinlan Building* is among those designed in the latter style and its external presentation is a fine example of the style. There are 291 places in the HCWA database identified as being constructed in the Federation Free Classical style, of which 94 are Registered. The majority (221 in total, 48 Registered) are commercial premises.

''''''*Connor Quinlan Building* is a fine piece of work and shows a good if somewhat eccentric command of the language of classical architecture. The treatment of the corner of the building and the lack of emphasis of the corner in the form of a cupola or pediment was somewhat unusual.

Connor Quinlan Building is a fine example of a commercial building in the Federation Free Classical style and a good representative example of development in the City of Perth in the 1890s and early 1900s period.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

There have been difficulties locating primary and/or secondary source material for the history of the place in City of Perth Building Licence records prior to 1988. A full archival search of City of Perth records to locate any surviving plans of the various buildings might reveal further information about the development of *Connor Quinlan Building* and the various other buildings located at Perth Town Lot F20, fronting Hay and Barrack Streets, and any alterations and/or additions to each building. However, plans lodged prior to the 1920s are seldom retained in the City's records.