



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
- 4.1.3 Learning to live with property booms and busts
- 4.1.5 Developing city centres

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 111 Depression & boom
- 308 Commercial & service industries
- 507 Water, power, major transport routes

11.1 AESTHETIC VALUE*

William and Wellington Street Precinct includes good to fine individual examples of buildings in the Federation Free Classical style (*Mitchell's Buildings, Wellington Buildings, Queens Buildings*), Victorian Second Empire style (*Royal Hotel*) and the Inter-War Free Classical style (*Maclarens Chamber and Barkers Building*). (Criteria 1.1 & 1.2)

William and Wellington Street Precinct is a landmark as a group of substantial buildings sited at a conspicuous location, which serves as one of the main entrances to the city centre. (Criterion 1.3)

William and Wellington Street Precinct is a largely intact historic precinct of mainly Federation/Inter-war period buildings set within streets displaying the characteristics of streetscapes from that period that are visually cohesive and collectively form a significant urban townscape. (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

Initially forming the north-western boundary of the Perth town centre, *William and Wellington Street Precinct* developed as the northern face of the central business district following the completion of the Eastern Railway and the construction of the city's major station to the north of Wellington Street in the early 1880s. Containing hotels, retail and commercial premises, the built form and content of the historic precinct is indicative of the area's role as a major gateway to the city centre from the 1880s to the present day. (Criteria 2.1& 2.2)

William and Wellington Street Precinct was constructed at a time when land owners and businesspeople took advantage of the Gold Boom atmosphere of vitality and constructed and invested in retail and commercial properties in the central Perth area, and has been in continual retail and commercial use since its construction. (Criterion 2.2)

The majority of the buildings in *William and Wellington Street Precinct* were constructed during the late Gold Boom period and are representative of the reconstruction of the central Perth business district at this time as small shops and residences were demolished and replaced with multi-storey retail and commercial premises accommodating a variety of tenants. (Criterion 2.2)

Buildings within the historic precinct (*Maclaren's Chambers, Barkers Buildings* and *Wentworth Hotel*; all on William Street) provide evidence of a brief period of growth in the early 1920s following World War One and before the Great Depression of the late 1920s and early 1930s, which occurred throughout Western Australia as a result of the expansion of the agricultural industry. (Criterion 2.2)

William and Wellington Street Precinct has numerous associations with individuals and organisations that have contributed to the development of Perth city and the State. These include owners and investors such as Sir George Shenton, Harry Higham and the Mitchell family and businesses such as John Saunders Ltd, Cox Brothers and Bairds, all of whom were responsible for the construction of buildings from the 1880s to the 1920s. The historic precinct is also associated with a number of architects who have influenced the planning and evolution of the central Perth business district, including Henry Trigg, Louis Bowser Cumpston, Hobbs, Smith & Forbes, Oldham & Cox, and Cavanagh & Cavanagh. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

A number of buildings within *William and Wellington Street Precinct* have been recognised by inclusion on various heritage lists and are valued in their own right for social, historic, aesthetic and landmark qualities. (Criterion 4.1)

As one of the principal areas in the central business district of Perth, Western Australia's capital city, and a major access route from the north, *William and Wellington Street Precinct* is valued by the community for its contribution to the built environment of the City of Perth and contributes to the sense of place of the community of the State. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

William and Wellington Street Precinct is a rare example of a mixed-use urban area consisting mainly of substantial late-Victorian, Federation and Inter-War period buildings that are largely intact and have a high level of integrity. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The individual elements of *William and Wellington Street Precinct* combine to create a largely intact and distinctive streetscape characteristic of business districts developed in the 1890s and early 1900s in the Perth metropolitan area and larger rural centres. (Criterion 5.1)

The individual retail and commercial buildings within the historic precinct display the characteristic form of commercial buildings constructed throughout Western Australia in the Federation and Inter-War periods, with shops at ground floor level and commercial space above and are representative of the consolidation of Perth from a town to a city. (Criterion 6.1)

William and Wellington Street Precinct represents various stages of development that have not only impacted on the built environment of the city centre, but Western Australia as a whole. These include the provision of a rail transport system from the early 1880s; the expansion and intensive building programmes that accompanied the gold rush period in the 1880s and 1890s up to World War One; the slow growth of the immediate Post-War period and the short period of economic recovery following the Great Depression and leading to World War Two; and, the redevelopment of Perth subsequent to Post-War migration and mineral booms of the 1950s to 1970s, which resulted in dramatic changes to the city's townscape. (Criterion 6.2)

12.3 CONDITION

Generally the buildings in *William and Wellington Street Precinct* are in a sound condition. There is a degree of variation in the condition of buildings in the historic precinct and this may be a result of the uncertainty attached to the long-term future of the buildings in the historic precinct.

With most commercial buildings it is obvious that greater attention has been paid to the ground floor shops than to the upper levels. Typically the upper floors show signs of lack of maintenance and under utilisation.

12.4 INTEGRITY

William and Wellington Street Precinct has high integrity.

Despite a minority of upper floors being empty, all buildings in the historic precinct fulfil their original intended purpose with shops at ground floor and commercial premises above; the hotels continue to provide inner-city accommodation.

12.5 AUTHENTICITY

The buildings that make up *William and Wellington Street Precinct* have a moderate to high level of authenticity. The majority of these buildings are from the Federation and Inter-War periods and most of the shop fronts have been modified several times since their construction. However, much of the original building fabric of the upper floors of these buildings remains intact both internally and externally. On the exterior, change has usually been restricted to the painting of face brickwork and in some cases the replacement of windows.

The streetscape of *William and Wellington Street Precinct* is of high authenticity. The streetscape, which consists of buildings set against the lot boundaries at the rear edge of the footpaths running along both sides of the road, remains intact.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Jacqui Sherriff, Historian. The physical evidence has been compiled by Alan Kelsall, Kelsall Binet Architects.

Much of the documentary evidence is based on a report on the Central Perth Area (draft) prepared for the Heritage Council of Western Australia by Kristy Bizzaca, Historian, in association with Jacqui Sherriff, Historian, in 2001.

A brief history and description of the external form and style of the individual buildings and elements in the historic precinct is given in Appendix 1.

13.1 DOCUMENTARY EVIDENCE

The following Documentary Evidence provides an overview of the development of the City of Perth, with specific reference to development within *William and Wellington Street Precinct*.

Victorian Period (1829-1880)

Historical context

On 27 July 1829, not long after the official proclamation of the Swan River Colony, Lieutenant Governor Captain James Stirling posted a government notice that proclaimed 'the new stone will be laid of a New Town, to be called Perth, near to the entrance of the Estuary of the Swan River'.¹ The survey of the new town site began the day after the foundation ceremony on 12 August 1829.² Perth was laid out in a traditional grid pattern with streets surveyed parallel to and at right angles with the main street named St George's Terrace, thereby forming large blocks which were surveyed into smaller allotments with a north-south axis and narrow street frontages at either end.³

Surveyor General Septimus Roe drew up building regulations to guide construction in the new town in the 1830s. One of the main requirements was the set back of private houses from the street. These regulations, along with the slow demographic and economic progress of the colony, resulted in a village landscape of scattered single and two storey brick or stone residences, surrounded by gardens along St George's Terrace and Adelaide Terrace to the east of the Government Domain. The business district slowly developed with a mix of shops and cottages to the west of Barrack Street. Although Perth was constituted a city in 1856, its village landscape appearance remained relatively unchanged up to the 1880s and 1890s.⁴

¹ Stannage, C T, *The People of Perth: A Social History of Western Australia's Capital City, City of Perth*, Perth, p. 30. The name Perth was chosen in honour of the birthplace of then Secretary of State of the Colonies Sir George Murray. (Markey, D C, 'Pioneer Perth', in Gentili, J, (ed), *Western Landscapes*, UWA Press, Nedlands, 1979, p. 346.)

² *ibid*, pp. 351 – 352.

³ Markey, *op. cit.*, pp. 351 - 352.

⁴ *ibid*, pp. 355-357; Stannage, *op. cit.*, pp. 193-194; Campbell, R, 'Building in Western Australia 1851-1800', in Pitt Morison, M, & White, J, (eds), *Western Towns and Buildings*, UWA Press, Nedlands, 1979, p. 90.

William and Wellington Street Precinct

The historic precinct comprises Lots V21, V20, V19, V18 and V17 fronting Wellington Street and extending through to Murray Street, with William Street running between lots V21 and V20, as well as the northern portions of Lots G20 and F11 along William Street between Murray and Hay streets. These town lots formed part of the original subdivision of the central Perth area. A plan for the City of Perth published in 1833 shows that the lots in the block extending from Wellington and Murray streets between William and Barrack streets were narrower than the majority of the blocks in the town centre (about half the width of the average block).⁵ It is not clear why the Wellington Street lots had narrower frontages – perhaps it was because they were on the edge of town and had poor drainage, being on the edge of Lake Kingsford (the southern most of a series of lakes and swamps extending to the north and east), or perhaps it was to make them affordable for the less wealthy.

Although William and Wellington streets formed the north-western edge of the central Perth area, they remained largely undeveloped for several decades. A plan dated the 1840s shows two unidentified buildings on Lot G20 on the corner of William and Murray Streets where *Queens Buildings* was later constructed.⁶ Following the gradual draining of the lakes to the north (largely complete by the 1850s), building in the area began in earnest. By the 1880s, *William and Wellington Street Precinct* was characterised by workers' cottages, some larger residences, small shops and manufacturers, with some vacant land in between.⁷

The 1829 townsite pattern is still evident in 2003, with the narrow street elevations of a number of buildings dating from the 1890s to the 1920s showing the form of the original lots, particularly along Wellington Street within *William and Wellington Street Precinct*.

Gold Boom/Federation Period (1880-1920)

Historical context

The discovery of gold in the Kimberley, Murchison and Kalgoorlie regions in the 1880s and 1890s, and the concurrent granting of Responsible Government to Western Australia in 1890 had a huge impact on the development of Perth.⁸ The physical nature of the city changed dramatically with economic prosperity and the increase of population as a result of gold rush immigration. By the turn of the twentieth century, Perth was totally transformed. Its streets were lined with elaborately styled multi-storey buildings, many of which were designed by members of a now large architectural profession, and developing suburbs surrounded the city.⁹

⁵ Plan of town site of Perth, as published in 1833 by J Arrowsmith, cartographer of London, in Seddon, G & Ravine, D, *A City and Its Setting*, Fremantle Arts Centre Press, Fremantle, 1986, p. 100.

⁶ Map of Perth in the 1840s, as reproduced in Seddon & Ravine, *op. cit.*, p. 99.

⁷ City of Perth Rate Books, Central Ward & *Wise's Post Office Directories*, 1880s.

⁸ Stannage, *op. cit.*, pp. 193; Seddon & Ravine, *op. cit.*, 6, pp. 146 – 147.

⁹ *Ibid.* Seddon and Ravine state that: 'In 1904, 10 per cent of central Perth was still vacant land, but by 1911, there was no vacant land left.'

Following the completion of the Fremantle-Guildford Railway and the construction of Central Perth Station on the northern side of Wellington Street in 1881, the area between the railway station and the government domain on the Swan River was consolidated as the commercial and retail centre of the Perth region.¹⁰ Bounded by William and Barrack streets, banks, insurance buildings and professional and commercial offices were constructed along St George's Terrace, and businesses, shops and warehouses were established in Murray, Hay and Wellington Streets.¹¹

The location of the Central Perth Station had an enormous influence on the pattern of land use in the city, with first hoteliers and then retail businesses setting up shop within easy walking distance of the station. William Street became a main route into the city centre, and gradually hotels and larger retail and commercial premises began to dominate the street.¹² Two of the first hotels to be established following the completion of the railway were *Royal Hotel* (1882; Lot V21) and *Globe Hotel* (1883; Lot V18), both on Wellington Street. Circa 1893, Louis Langoulant also established a boarding house on the western half of Lot V19.¹³ The City and Metropolitan Markets were also established in close proximity to Perth Station, fed by the farming districts the railway was progressively expanding to service.¹⁴

The consolidation of the central business district received further impetus from the gold discoveries in the 1880s and 1890s. A number of Perth's prominent businesspeople and investors took advantage of the increased prosperity and building boom in the central area of Hay, Murray and Wellington Streets by purchasing property and erecting mixed retail and commercial premises. Prominent examples of major investment in the central Perth area include Sir Charles McNess' *McNess Royal Arcade* (c. 1896), Thomas Molloy's *Theatre Royal and Hotel Metropole (fmr)* (1894; 1897) and *His Majesty's Hotel* (1904), the Congregational Church's *Trinity Buildings* (c. 1906; 1927), and mining magnate Claude De Bernales' *Picadilly Theatre and Arcade* (1938).¹⁵ Probably one of the largest and most significant property investors at the turn of the twentieth century were partners Timothy Quinlan and Daniel Connor who were responsible for the construction of the *Connor Quinlan Building* on the corner of Hay and

¹⁰ Hocking, I., 'Growth and Change in Central Perth', in Pitt Morison & White, op. cit. pp. 266 – 267.

¹¹ Seddon & Ravine, op. cit., p. 156.

¹² Cox Howlett & Bailey Architects & Planners, 'Perth Railway Station Precinct Conservation Plan', prepared for the Department of Contract & Management Services on behalf of Westrail and Main Roads, Western Australia, September 1997, Appendix, p. 2.

¹³ 'Documentation of Places for Entry in the Register of Heritage Places: Royal Hotel', prepared for HCWA by Alice Steedman & Helen Burgess, August 2000; Irene Sauman in Hocking Planning and Architecture, 'Perth urban Rail Development: Proposed Perth Railway Station platforms 10 7 11 CRAC, Alternative ID – Compilation of Heritage Advice February – June 2002', Vol. 1, prepared for Jones Coutler Young, September 2002, pp. 15-16; 'Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 507 Wellington Street', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.

¹⁴ Selwood, J, 'Public Transport and Urban Growth', in Gentilli, J, (ed), *Western Landscapes*, UWA Press, Nedlands, 1979.

¹⁵ All information from Kelsall Binet Architects & Bizzaca, K. in association with Sherriff, J., 'City of Perth Central Precinct', draft heritage assessment prepared for HCWA, June 2002.

Barrack Streets c. 1900, as well as the adjacent *Moana Café and Chambers* (c. 1909) and *Savoy Hotel* (1914).¹⁶ The shopping arcades and passage ways allowed people to move with ease through the now busy streets and provided spaces for further business outlets within the form of the narrow blocks.¹⁷

Due to the demands of increased passengers and goods, Perth Railway Station was replaced with a larger and grander station building between 1894 and 1897. The new building complemented the design of existing commercial buildings on the opposite side of Wellington Street and in William Street, and also influenced the design of later buildings. The completion of the Horseshoe Bridge over the railway lines across William Street in 1904 allowed for easier vehicular and pedestrian traffic over the tracks and reinforced William Street as one of the main access routes into the central Perth area from the north. In the early 1920s, a tram line was laid over the Horseshoe Bridge, connecting Osborne Park and Leederville with central Perth via Newcastle Street. The line extended south to Mounts Bay Road and through to Nedlands.¹⁸

William and Wellington Street Precinct

The current (2003) form of Wellington Street within the historic precinct was established in the two decades leading to the turn of the twentieth century. As stated above, the first two buildings were the Globe and Royal hotels. In 1892, the Silver Pan Confectionery Company built a single storey shop and detached factory on the eastern portion of Lot V19. (The factory was taken over by Frederick Vosper as the printing works for his *Sunday Times* in 1897.)¹⁹ Louis Langoulant's boarding house on the western half of Lot V19 was replaced by a double storey retail and commercial building constructed for owner Laura Trigg in 1899.²⁰ The building on Lot V17 was constructed in the early 1900s as a hardware store that extended to Murray Street.²¹ Another set of shops (now demolished; site of *Wellington Buildings*) was constructed on the corner of William and Wellington streets on Lot V20 for owner Wesley Maley in 1897.²²

In the 1880s and 1890s, the remainder of Lot V20 along William Street to the corner of Murray Street was occupied by a series of single storey shops. The only building from this period remaining on this section of William

¹⁶ Ibid; Stannage, op. Cit., p. 226.

¹⁷ Hocking, op. cit., pp. 266 – 268.

¹⁸ Cox Howlett & Bailey, op. cit., Volume 1, p. 23; Seddon & Ravine, op. cit., p. 179.

¹⁹ 'Documentation of Places for Entry in the Register of Heritage Places: Saunders Building', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.

²⁰ 'Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 507 Wellington Street', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.

²¹ 'Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 491-493 Wellington Street', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.

²² 'Documentation of Places for Entry in the Register of Heritage Places: Wellington Buildings', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, January 2003. Lot V20 was initially granted to John Mitchell, a private in the 63rd Infantry Regiment in 1837. He subdivided the lot and sold the northern portion to Maley in 1886.

Street is the two storey *Commercial Building, 132 William Street*, which was constructed c. 1899 for Harriett Mitchell.²³

Between 1895 and 1900, Sir George Shenton had all of the earlier buildings (shops and residences) on Perth Town Lot F11, which extended between Murray and Hay streets, replaced with retail and commercial premises. On the southern section to the corner of Hay Street were G & E C Shenton & Co's shops and warehouse. A series of shops with office tenancies above were constructed along the remainder of William Street and around the corner into Murray Street. Long term tenants of 98-98 Wellington Street were drapers and clothiers, Cox Brothers (Australia) Ltd.²⁴

On the opposite side of the road, the large retail and commercial complex known as *Queen's Buildings* was built c. 1899 on Lot G20, a site previously occupied by smaller shops.²⁵ Over Hay Street on the southern portion of Lot V21 was the double storey Gordon's Café and Hotel, which would later be demolished to make way for the *Wentworth Hotel* (built in 1925).²⁶ Also on Lot V20, a series of double storey retail and commercial shops were constructed between Gordon's Hotel and the *Royal Hotel* c. 1895. Again, these replaced earlier shops.²⁷

Two elements within *William and Wellington Street Precinct* were constructed between 1900 and 1920. *Wellington Buildings*, on the corner of William and Wellington Streets, was built for Harry Higham in 1910. Designed by Oldham and Cox, the three storey retail and commercial building followed the streetscape detailing established by the buildings constructed pre-1900 and replaced a series of shops built on the site in 1897.²⁸

Inter War Period (1920-1940s)

Historical context

As in the wider metropolitan area and throughout the state, world and local events impacted on the development of the Perth central area between the two World Wars. The Great Depression of the late 1920s and early 1930s had a tremendous impact on the growth of the state's economy following World War One, which resulted mainly from the expansion of the agricultural industry. In turn, the slow recovery from the Depression was halted by the

23 'Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 132 William Street', prepared for HCWA by Kelsall & Binet Architects and Kris Bizzaca, Historian, February 2003.

24 'Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 96-100 William Street, prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, April 2003.

25 *Wise's Post Office Directories*, 1895-1899.

26 Palassis Architects, 'William, Murray, Queen and Wellington Street Streetblock (including Raine Square) Heritage Assessment', prepared for Spowers Architects on behalf of the City and Suburban Group Pty Ltd, March 2001, pp. 28-29; PWD Lithograph, c. 1890, as reproduced in Hocking, I, 'Growth and Change in Central Perth', in Pitt Morrison & White, op. cit., p. 271.

27 Palassis, op. cit., pp. 31-33.

28 'Documentation of Places for Entry in the Register of Heritage Places: Wellington Buildings', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, January 2003.

outbreak of World War Two in 1939.²⁹ Although building activity during this period was generally quiet, several new structures were constructed in central Perth. Their Art Deco architecture reflected the phases outlined above and the culture of the time.

William and Wellington Street Precinct

A small area in William Street underwent rebuilding during this period. *Maclaren's Chambers* and *Barkers Buildings* on the eastern side of William Street between Wellington and Murray Streets were built for members of the Mitchell family in 1925. Both buildings replaced a series of four single storey shops that had been built in the 1890s.³⁰ On the opposite side of William Street on the corner of Hay Street, the *Wentworth Hotel* was built in 1928 and replaced the earlier Gordon's Café & Hotel.³¹

A photograph dated c. 1940 shows that all of the buildings on Wellington Street in the study area had single storey canopies at first floor level, with the exception of Baird's Building at 493 Wellington Street, the adjacent *Globe Hotel* and the *Royal Hotel*, which all had double storey verandahs. By this time, the forecourt of *Perth Railway Station* was bituminised and there were groupings of palm trees down the centre of Wellington Street.³²

Photographs of William Street looking towards the Swan River from the same time show single storey canopies to all of the buildings along both sides of the street within the study area. The only exception was *Wellington Buildings*, which had a single storey verandah over the footpath, which complemented the double storey verandah of the *Royal Hotel* opposite.³³

Post World War Two Period (1950-1970s)

Historical context

The post World War Two period brought about the most significant changes to the Perth central area since the gold rush days of the 1890s and early 1900s. These changes came primarily as a result of the rapid expansion of the metropolitan region following the massive Post-War reconstruction and accompanying mass immigration, and the industrial and mineral booms of the 1950s to the 1970s.³⁴

Implemented in the late 1950s and 1960s, the 1955 'Plan for the Metropolitan Region, Perth and Fremantle', prepared by Stephenson and Hepburn led to the establishment of the Metropolitan Region Planning

²⁹ Seddon & Ravine, op. cit., pp. 169-176; Hocking, op. cit., p. 276.

³⁰ 'Documentation of Places for Entry in the Register of Heritage Places: Maclarens Chambers', prepared for HCWA by Kelsall & Binet Architects and Kris Bizzaca, Historian, February 2003; 'Documentation of Places for Entry in the Register of Heritage Places: Barkers Buildings', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.

³¹ Palassis, op. cit., pp. 28-29.

³² Hurley, Frank (1885-1962), Looking across Railway Station into Wellington street [Perth, Western Australia], c. 1940, National Library of Australia Pictures Catalogue, <http://nla.gov.au/nla.pic-an23148102>, accessed 26 March 2003.

³³ Hurley, Frank (1885-1962), William Street [Perth, Western Australia], c. 1940, National Library of Australia Pictures Catalogue, <http://nla.gov.au/nla.pic-an23166766>, accessed 26 March 2003; Photograph of William Street, 1949, in *Western Images: Western Australia in pictures from the colonial era to the present*, St George's Books, Perth, 1996, p. 138.

³⁴ Ibid., p. 187; Alexander, I, 'The Central Area', in Gentilli, op. cit., p. 412.

Authority (MRPA) in 1959 and Perth became one of the Authority's district planning areas.³⁵ The MRPA produced two major schemes - the 'Metropolitan Region Scheme' (1963) and 'The Corridor Plan' for Perth (1971). The latter had a significant impact on the central area of Perth as it provided for the development of sub-regional centres.³⁶ In general, these schemes resulted in the decentralisation of Perth to the new suburban centres (in particular its retail role), the relocation of wholesaling and other industries to the outer suburbs where land was cheaper, a decrease in inner city living, more areas dedicated as car parks, and changes to the city's by-laws. The most consequential of these was the increase in plot ratios.³⁷

All of these factors contributed to physical changes in the central Perth area. The redevelopment of the central Perth area resulted in the demolition of many buildings, the majority of which were located on St George's Terrace. Some gave way to new high rise office blocks, while others allowed the consolidation of a number of lots and the construction of larger buildings; others disappeared to make more space for cars.³⁸ In the late 1950s a new form of skyscraper appeared – the first was the MLC Building in 1957, followed by the T&G Building on an even higher scale.³⁹

William and Wellington Street Precinct

There was some redevelopment in *William and Wellington Street Precinct* during this period. In Wellington Street, the single storey *Saunders Building* built in 1892 had a second storey added and the street elevation 'modernised' c. 1954 by menswear retailer John Saunders Ltd. On the eastern side of William Street, the Federation period commercial buildings on both sides of Murray Street were demolished or redeveloped and replaced with multi-storey retail and office buildings in the 1960s (*Commercial Building, 120 William Street* and *Wales Arcade (fmr), 110 William Street*).⁴⁰

Late 20th/Early 21st Century Period (1970-)

Historical context

In response to the decentralisation of Perth and the increasing competition from suburban retail centres, the City of Perth prepared plans for the pedestrianisation of the central area in the 1960s. This called for the creation of a large square, which eventually resulted in the Hay Street Mall (1971), Murray Street Mall (late 1980s) and Forrest Place (closed to traffic in

³⁵ Georgiou, J, 'The Metropolitan Region' in Pitt Morison & White, op. cit., p. 257; Seddon & Ravine, op. cit., pp. 187, 189.

³⁶ *ibid.*, pp. 260-261.

³⁷ Seddon & Ravine, op. cit., pp. 186-190; Alexander, op. cit., pp. 410-421; Hocking, op. cit., pp. 280-286.

³⁸ Refer to aerial photographs of the central Perth area from the 1940s to 2003.

³⁹ Seddon & Ravine, op. cit., pp. 186, 190-191; Alexander, op. cit., pp. 410-421; Hocking, op. cit., pp. 280-286.

⁴⁰ Metropolitan Sewerage, City of Perth, Revised January 1943, MWSS&DD 1522, Sheet No. 19, Cons 4156, SRO; 'City of Perth Detail Fire Survey', compiled by Mahlstedt's, 1942 (last revised c. 1972), Sheet 2B, Batty Library WKRM 3/11/1.

the late 1970s and paved in the late 1980s).⁴¹ Associated with the development of Forrest Place was the provision of footbridges over Wellington Street to Perth Railway Station at both ends of Wellington Street. Other developments in this period included the Bus Station opposite the *Royal Hotel*, the Perth Cultural Centre to the north of *Perth Railway Station* and Forrest Chase.

Another major development during this period was that of Raine Square in the 1980s as a retail/commercial/hotel complex of the University of Western Australia (UWA). The Raine Medical Research Foundation was established in 1957 as result of the former licensee of the *Wentworth Hotel*, Mrs Mary Thomas, bequeathing the bulk of her substantial estate to UWA and money from the Foundation and Endowment Fund was used to generate income for medical research. The estate included the entire street block encompassed by Wellington, William, Murray and Queen streets, with the exception of the buildings fronting Queen Street.⁴²

By concentrating retail and commercial activities in confined areas, the development of Raine Square and the malls impacted on tenancies in streets such as Barrack and William, and subsequently areas in Wellington and Murray streets. These new developments acted as a focal point for shoppers and provided for pedestrian flow from St George's Terrace to the Railway Station through the central malls.

William and Wellington Street Precinct

As throughout the central Perth area, many of the retail and commercial premises in *William and Wellington Street Precinct* were substantially altered at ground floor level in this period to provide 'modern' shop fronts and flexible internal space. This has resulted in the loss of original shop fronts and fitouts to many of the buildings. Generally, upper floors have not received so much attention and retain much of their original fabric and layout.

The development of Raine Square had a significant impact on the historic precinct, resulting in the refurbishment of *Wentworth Hotel*, *Royal Hotel* and *William Street Commercial Buildings*. The development also involved the demolition of a series of three shops between 125 and 129 William Street to allow pedestrian access to the square at the rear and the construction of a two-storey building in the Late Twentieth-Century Post-Modern style at 129 William Street.⁴³

In her history of this historic precinct, Sauman argues that it was the 1995 opening of the *Globe Hotel* as backpacker accommodation that allowed retail premises in *William and Wellington Street Precinct* to develop linked commercial activities, such as internet lounges, souvenir shops, a laundromat and a camera shop.⁴⁴

⁴¹ Hocking, op. cit., pp. 284-285; *The West Australian*, 18 March 1974; 6 July 1974, 16 May 1981, 1 November 1983; HCWA File P4281; Seddon & Ravine, op. cit., p. 189.

⁴² Palassis, op. cit., pp. 18, 31-33.

⁴³ Palassis, op. cit., pp. 18, 31-33.

⁴⁴ Sauman, op. cit., p. 12.

In June 2002, long held plans for a rail link south of Perth to Mandurah were finalised, with the route to follow the path of the Kwinana Freeway. With regard to the city section of the route, the State Government decided on an option that involves the building of a railway tunnel underneath William Street, linking to an underground station at the Esplanade and continuing to meet with the existing Northern Line along the Kwinana Freeway. Two options for the construction of the tunnel in the central business district are proposed. The first would mean as little as possible above ground disturbance and subsequent commercial development of the resumed land; and, the second proposes the demolition of the buildings in the area to allow excavation of the tunnel. *William and Wellington Street Precinct* would be affected by either proposal.

A number of the buildings within *William and Wellington Street Precinct* have been recognised for their contribution to Western Australia's cultural heritage through heritage listings. *Royal Hotel* has been entered in the Register of Heritage Places on a permanent basis, classified by the National Trust (WA), entered in the Register of the National Estate and included in the City of Perth Municipal Heritage Inventory. *Wellington Buildings* has also been classified by the National Trust (WA) and nominated for the Register of the National Estate and *Mitchells Buildings* has been included in the City of Perth Municipal Heritage Inventory with a recommendation of consideration for entry in the Register of Heritage Places. *William and Wellington Street Precinct* is part of the larger central business precinct identified in the Central Perth Study.⁴⁵

In April 2003, the Western Australian Planning Commission's 'Improvement Plan No. 32: William Street Station Precinct' was signed off by the Minister for Planning and Infrastructure and the Governor. Improvement Plan No. 32 covered the block bounded by Wellington, William and Hay Streets and Albert Facey House, General Post Office Buildings and Commonwealth Bank Buildings. The plan allowed for the clearing, rehabilitating, consolidating, replanning, redesigning, developing and resubdividing of the land to advance the planning, development and use of the site. It set in motion a process of land acquisition within the precinct, to enable to construction of the northern end of the Perth to Mandurah railway and associated infrastructure.⁴⁶

In 2003, the individual components of *William and Wellington Street Precinct* continue to function in retail, commercial and accommodation related activities, with *William and Wellington Street Precinct* being one of the major access routes into the centre of Western Australia's capital city.

In 2004, as part of the implementation of Improvement Plan No. 32, the following buildings have been demolished to enable the construction of the railway: *Maclarens Chambers; Commercial Building, 132 William Street; Barkers Building; Commercial Building, 120 William Street; Saunders*

⁴⁵ 'Central Perth Study', prepared by Kelsall Binet Architects with Kristy Bizzaca, Historian, in association with Jacqui Sherriff, Historian, for the Heritage Council of Western Australia (draft), 2001.

⁴⁶ Western Australian Planning Commission Improvement Plan 32, on HCWA file P16743 vol. 1. **Register of Heritage Places - Assessment Doc'n William & Wellington Street Precinct 13 15/10/2004**

Building; Commercial Building, 507 Wellington Street. A draft archival record for these places has been prepared by Hocking Planning and Architecture and, as at September 2004, is under review.

13.2 PHYSICAL EVIDENCE⁴⁷

William and Wellington Street Precinct comprises a section of commercial buildings on both sides of William Street and a group of commercial buildings on the southern side of Wellington Street.

Along Wellington Street, the historic precinct extends to the eastern edge of *Commercial Building, 493 Wellington Street* and to the western edge of *Royal Hotel* (531 Wellington Street). Along William Street, the historic precinct includes commercial buildings (to one building depth) from the intersection with Wellington Street, extending over the Murray Street intersection and terminating at *Queen's Building* (273-291 Murray Street) and *Commercial Building, 90-94 William Street*.

The individual elements within the historic precinct date from the late-Victorian, Federation and Inter-War periods and the similar form, scaling, massing and materials combine to present a visually cohesive streetscape. This homogeneity extends with few interruptions along both sides of William Street and on the southern side of Wellington Street.

All the elements of the historic precinct combine to provide a representative example of a mixed-use urban area in the central business district, with retail, commercial, accommodation and travel associations. With very few exceptions, all of the elements within the historic precinct display a high degree of integrity and authenticity and combine to create a largely intact streetscape dating from the late-Victorian to Inter-War periods, with Federation period building predominating.

The historic precinct makes a strong entry statement to the central Perth business district when approached from the north. Standing side by side and at zero setback from the footpath, the multi-storey buildings in Wellington Street lead to the intersection with William Street, which then presents as a continuous body of two and three storey Federation and Inter-War period buildings.

The street elevations are strongly modulated through division into bays by architectural devices such as pilasters and contrasting areas of rusticated and smooth render. Combined with strong horizontal lines developed through emphasis given to consistent floor heights and cornice levels using such details as balconies and entablatures, this provides a strong sense of unity between the individual buildings, particularly when viewed obliquely. Typical of the Federation period, the majority of buildings within the historic precinct are embellished with rendered mouldings characteristic of the style.

Apart from a gap in front of the Late-Twentieth Century entrance to Raine Square on the western side of William Street, all buildings are faced by

⁴⁷ Note: The physical evidence describes the precinct prior to any demolition taking place.

single-storey suspended canopies which combine to shelter the length of the pavement. (Documentary evidence shows that originally *Commercial Building, 492 Wellington Street, Globe Hotel, Wellington Buildings* and *Royal Hotel* had multi-storey verandahs).

Typical form and style of buildings

The most common style chosen was a form of Federation Free Classical⁴⁸, with street elevations being either symmetrical or designed as an asymmetrical composition containing symmetrical elements within it. Usually of brickwork construction, the commercial buildings frequently display elements of contrasting building materials, usually render enrichment of tuck-pointed brick walls. The corrugated iron roofs are nearly always concealed behind a parapet or entablature which, depending on the design of the elevation below, sometimes contains a pediment. The street elevation is articulated using a form of classical order incorporating piers, pilasters or projecting bays.

The walls of the side and rear elevations are, almost without exception, of load bearing face brick construction. Typically the window openings are about a metre wide with segmental arched heads and the windows are timber framed double hung sashes. Occasionally the rear elevations also include loading bays with larger openings spanned either by brick arches or by rendered lintels housing timber doors.

Commonly the upper floors are of load-bearing brickwork supported at about first floor level by either steel or concrete encased steel beams. This allows the shop fronts at ground floor level to be contained in larger openings than would be the case if the walls were entirely of load bearing construction. The iron columns and beams are often used to support a timber floor structure and to create flexible-use floor space on the upper levels. The internal finishes are usually timber (jarrah) floors, plastered walls and pressed metal ceilings. Internal partitioning is usually of masonry or stud-work, which sometimes includes high level fixed windows to either provide for the lighting of internal corridors or to borrow light from internal light wells.

The buildings constructed during the Victorian and Inter-War period were built using the same design techniques, the only major difference being the architectural treatment to the street elevation.

All of the commercial buildings within the historic precinct are simply arranged with shops on the ground floor with office space above. They are generally rectangular in plan and frequently have either a basement or a half basement. These buildings often, but not always, originally had a single storey verandah or canopy as part of the street elevation.

William Street

Within the historic precinct, William Street consists of the following buildings:

East side

⁴⁸ 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.

Wellington Buildings (150-160 William Street) - Federation Free Classical style; three storeys

Maclarens Chambers (144-148 William Street) – Inter-War Free Classical style; two storeys

Mitchell's Buildings (130-142 William Street) - Federation Free Classical style; two storeys

Commercial Building, 132 William Street - typical small commercial building from the Federation period; two storey

Barkers Building (124-130 William Street) - Inter-War Free Classical style; three storey

Commercial Building, 120 William Street - approximately five-storey high buildings combined and concealed behind a modern metal clad façade;

Wales Arcade (fmr) (110 William Street) - Late Twentieth-Century International style office building; six storeys

Commercial Building, 96-100 William Street - Federation Free Classical style with modern street elevation; two storeys

Commercial Building, 90-94 William Street - Federation Free Classical style; two storeys

West side

Royal Hotel (531 Wellington Street) - Victorian Second Empire style; two storeys and attic level

William Street Commercial Buildings (131-145 William Street) - Federation Free Classical style; two storeys

Commercial Building, 129 William Street - Late Twentieth-Century Post-Modern style entrance building to Raine Square; two storeys

Wentworth Hotel (corner of Murray and William Streets) - Federation Free Classical style; three storeys

Queen's Building (97-101 William Street) - Federation Free style; two and three storeys

All the buildings, with the exception of those at 110 William Street, 120 William Street and 129 William Street, were erected in the Victorian, Federation and Inter-War periods. *Royal Hotel* at 531 Wellington Street is the only Victorian period building and *Barkers Building* at 124-130 William Street and *Maclarens Chambers* at 144-148 William Street are the only Inter-War period buildings. The Federation period street elevation of *Commercial Building, 96-100 William Street* is concealed behind a blank façade.

The only obviously intrusive building in this group is the six-storey office building at 110 William Street. This buildings is intrusive because it is much larger than the other buildings in the historic precinct, does not exhibit

the same degree of modulation that give the earlier buildings a similar sense of order and scale and because it does not relate to the street in the same fashion. The metal clad façade at 120 William Street is also intrusive, but may conceal a building dating from c. 1900. Similarly, the temporary cladding fixed to the street elevation of 96-100 William Street is also intrusive but may conceal a building that would visually contribute to this historic precinct.

Wellington Street

Within the historic precinct, Wellington Street consists of the following buildings:

North side

Commercial Building, 493 Wellington Street – Federation Free style; four storeys

Globe Hotel (495-497 Wellington Street) - Federation Free Classical style; three storeys

Saunders Building (499 Wellington Street) – a single storey, Federation period shop with a second storey added in a crudely designed version of the Post-War International Style;

Commercial Building, 507 Wellington Street – Federation Romanesque style; two storeys

Wellington Buildings (509-515 Wellington Street) – Federation Free Classical style; three storeys

Royal Hotel (531 Wellington Street) – Victorian Second Empire style; two storeys with attic level

All the buildings were erected in the Victorian or Federation periods. The street elevations of all buildings, with the exception of *Saunders Building*, are good examples of their particular style of Victorian or Federation period architecture. Apart from *Saunders Building*, all buildings retain the stylistic elements from the period of construction at the upper levels and, as a result, the street elevations tend to be strongly modulated.

On the south side of Wellington Street the only obviously intrusive element is the second storey and cladding of *Saunders Building* at 499 Wellington Street. This building was substantially extended in the 1950s with the addition of an upper floor that does not exhibit the same degree of modulation that gives the earlier buildings a similar sense of order and scale.

13.3 COMPARATIVE INFORMATION

The established streetscape of the *William and Wellington Street Precinct* is typical of many streets established during the Federation and Inter-War periods within the City of Perth and the Perth metropolitan area. This form of streetscape was also adopted in the larger regional centres, such as Kalgoorlie, Albany and Geraldton that developed in the same period.

Comparable examples within the Perth city centre are:

Murray Street (Central Perth)
Hay Street (Central Perth)
King Street (Central Perth)
Queen Street (Central Perth)
Barrack Street between Hay Street and Wellington Street (Central Perth)
Pier Street (Central Perth)

Although developed at the same time and under the same influences as *William and Wellington Street Precinct*, the streets listed above generally do not have the same level of homogeneity of Federation and Inter-War period buildings, nor a comparable level of intactness. King Street, which is comprised almost entirely of Federation and Inter-War buildings, and to a lesser extent, Queen Street, are exceptions. However, the latter two examples differ from *William and Wellington Street Precinct*, in that the buildings were primarily built as warehouses and offices and display different characteristics in detail and massing to those in *William and Wellington Street Precinct*.

While Murray Street, Hay Street, Barrack Street and Pier Street do contain continuous runs of buildings dating from the Federation and Inter-War periods, these are generally confined to one side of the street. When viewed individually, these streets have little homogeneity and read more like a series of isolated buildings. However when taken as a whole, the central Perth business district does contain a high proportion of Federation and Inter-War period buildings, many of which are highly intact above street level.

Metropolitan Area

Western Australian suburban centres that first developed in the late Victorian and Federation periods evolved into similar types of streetscape to those in *William and Wellington Street Precinct*.

A number of metropolitan suburban centres are used to demonstrate the streetscape characteristics. The areas chosen are:

Market and High Streets, Fremantle
William Street, Northbridge
Rokeby Road, Subiaco
Beaufort Street, Highgate
Beaufort Street, Mt. Lawley
Oxford Street, Leederville

Of those listed, Market and High Streets in Fremantle display predominantly urban characteristics, containing a high proportion of substantial buildings dating from the Federation and Inter-War periods set in an almost intact Federation period streetscape.

William Street, Northbridge displays similar characteristics but does not demonstrate the same consistency or density of development. Beyond Francis Street, areas of open land used for car parking break the continuity of the streetscape. It is assumed that these areas are the result of buildings being demolished. Within this part of William Street the remaining

buildings suggest a pattern of development where prominent buildings were first built at the intersections and the lower scale infill building took place later.

The other streets are more typical of the lower scale streetscapes developed in suburban centres in the Federation Period. In these centres the Federation and Inter-War period buildings vary in height between one and two storeys, with one storey predominating. Often the two-storey buildings stand at street intersections. The buildings stand side by side to present a continuous body of buildings at the rear edge of the footpaths that run along the sides of the road. It is common for the buildings to be faced by a single-storey suspended canopy, which combine to shelter the length of pavement within the area.

While most of the commercial buildings in the *William and Wellington Street Precinct* were constructed as shops with office or warehouse space above, most of the suburban commercial buildings were constructed as shops with residential space above. As part of the capital city of the State, *William and Wellington Street Precinct* also displays greater density and diversity of development.

William and Wellington Street Precinct is rare as a largely intact example of a substantial, commercial streetscape that was developed mostly during the period of Gold boom prosperity and reinforced by further development in the period of prosperity following the First World War. The historic precinct contains a high proportion of substantial buildings dating from the Federation and Inter-War periods and served as one of the main points of entry to the city centre.

13.4 REFERENCES

Heritage Council of WA Files & Database

Perth Cityscope 2001 Database

'Perth Central Area Heritage Survey – Final Report', prepared for the Heritage Council of WA & City of Perth as part of NEGP 1991/1992, May 2001, various volumes (Note: That the building survey which appears in this report is the 'City of Perth Draft Municipal Inventory' prepared by Heritage and Conservation Professionals for the City of Perth from 1999 to 2001.)

13.5 FURTHER RESEARCH

The documentary evidence with regard to the construction dates and time of major alterations to the various buildings in the study area has relied primarily on secondary source material. It is recommended that further research be undertaken in to the history of individual elements as required. (See Appendix 1.)

Further research may reveal original fabric behind the facades of 96-100, and 120 William Street, and the first floor cladding of 491-493 Wellington Street.

APPENDIX 1 – INDIVIDUAL BUILDINGS & ELEMENTS

William Street (east side)

Wellington Buildings (509-515 Wellington Street) (P2140)

Wellington Buildings was built in 1910 for Harry Higham. It was designed by the architectural firm of Oldham and Cox and has undergone little change since construction. Due to the proximity of Perth Railway Station across Wellington Street, the offices attracted a number of railway related activities from 1910 to c. 1925. These included the Railway Officer Assistant of Western Australia (second floor, Office 11 and 21 on first floor), the Western Australian Locomotive Drivers Union (first floor, Office 23) and the Western Australian Society of Railway Employees (second floor, Office 24). In 2003, *Wellington Buildings* continues to accommodate retail and commercial tenancies. In 1988, *Wellington Buildings* was classified by the National Trust (WA) and nominated for the Register of the National Estate.⁴⁹

Wellington Buildings is located on the corner of Wellington and William Streets. It is a good example of the Federation Free Classical style, comprising three-storeys, with shops at ground floor and offices above. The building is symmetrical around the corner with the west street elevation matching the north. The rendered and painted masonry street elevations are divided by pilasters into bays of varying widths, containing either one or two windows. A centrally located pediment surmounts the balustraded parapet. A single storey suspended canopy runs continuously across its street elevation.

The level of authenticity of *Wellington Buildings* varies throughout the building. The upper floors of the building are of high authenticity with the fabric of both the interior and exterior of the building remaining largely in its original state. The authenticity of the ground floor is generally low.

Maclarens Chambers (144 - 148 William Street) (P2151)

Maclarens Chambers was constructed for Amy McClaren in 1925. It was designed by the prominent architectural firm Cavanagh and Cavanagh, who are best known for their commercial designs and work commissioned by the Roman Catholic Church. There has been little change to the building over the years, apart from the removal of the interior staircase. In 2003, the shops at ground floor level are occupied.⁵⁰

Maclarens Chambers is a two-storey building with shops at ground floor and office space above in the Federation Free Classical Style. The masonry construction street elevation is completely rendered and painted, with a single storey suspended canopy running continuously across it. The upper

⁴⁹ 'Documentation of Places for Entry in the Register of Heritage Places: Wellington Buildings', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, January 2003.

⁵⁰ 'Documentation of Places for Entry in the Register of Heritage Places: Maclarens Chambers', prepared for HCWA by Kelsall & Binet Architects and Kris Bizzaca, Historian, February 2003.

floor of the building is of moderate authenticity with the fabric of both the interior and exterior of the building remaining largely in its original state except for the significant removal of the staircase. The face of the building below canopy level is filled by a modern shop front.

Mitchell's Buildings (136–142 William Street) (P1784)

Mitchell's Buildings was constructed in 1912/1913 for owner Harriet Mitchell. Designed by architect Louis Bowser Cumpston, the building originally comprised four retail premises at ground floor level and offices at first floor level. *Mitchell's Buildings* and *Commercial Building, William Street* are both located on Lots 3 and 7 of Perth Location V20. *Mitchell's Buildings* has been substantially altered at ground floor level over the years, while the upper level is very much intact. In 2003, there are shops at ground floor level, with small tenancies above.⁵¹

Mitchell's Buildings is a two-storey building with shops at ground floor and office space above in the Federation Free Classical style. It is distinguished by an inventively composed street elevation modulated by strongly moulded elements, some with mannerist characteristics, that give it considerable depth. The masonry construction street elevation is completely rendered, with a single storeysuspended canopy. *Mitchell's Buildings* has a high to moderate level of authenticity. The upper floor is of high authenticity with the fabric of both the interior and exterior of the building remaining largely in its original state. The authenticity of the ground floor is generally low as it has been extensively altered. The shopfronts may have been altered and in some cases the interiors of the shop units have been completely stripped out and replaced. In some units original elements such as pressed metal ceilings remain. Again in other cases original elements may be concealed under recent fit outs.

Commercial Building, 132 William Street (P1178)

Commercial Building, 132 William Street was constructed c. 1899 for owner Harriet Mitchell. The ground floor has been extensively altered over the years, while the upper floor remains substantially intact apart from the removal of the staircase. In 2003, the shop at ground floor level is occupied.⁵²

Commercial Building, 132 William Street, a two-storey building with shops at ground floor and office space above, is a good example of the Federation Free Classical style applied to a small commercial building. Above canopy level, the street elevation is divided into two parts with each containing a round headed window opening, with a continuous single storey suspended

⁵¹ 'Documentation of Places for Entry in the Register of Heritage Places: Mitchell's Buildings', prepared for HCWA by Kelsall & Binet Architects and Kris Bizzaca, Historian, January 2003.

⁵² 'Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 132 William Street', prepared for HCWA by Kelsall & Binet Architects and Kris Bizzaca, Historian, February 2003.

canopy. *Commercial Building, 132 William Street* has a moderate level of authenticity, with a largely intact upper level and modern shop below.

Barkers Building (124-130 William Street) (P16548)

Barkers Building was constructed for Harriet May Barker in 1925. Designed by architects Oldham, Boas & Ednie-Brown, *Barkers Buildings* was built by A Hill and comprised four shops fronting William Street, with offices on the upper floors and basement below. The building has undergone little change over the years. In 2003, much of the building is vacant.⁵³

Barkers Building is a good example of a competently designed and built medium sized commercial building displaying the aesthetic characteristics of the Inter-War Free Classical style. Above canopy level the west elevation is composed as three parts with dominant bays at each side of the recessed central bay. The central bay contains two large windows edged by blocked columns, which support the balustrading that runs in front of the second floor windows. The building has a single storey suspended canopy running continuously across its street elevation. Generally the level of authenticity of *Barkers Buildings* is moderate, with altered ground floor shop fronts, upper windows and internal fitout.

Commercial Building, 120 William St (244-264 Murray Street)

Commercial Building, 120 William St originally comprised three buildings: a group of five shops located on the corner of Murray and William streets; a larger four storey structure known as the Prince of Wales Building in the central position; and, the Bairds Building, which extended from Murray to Wellington Street.⁵⁴ A fire survey plan indicates that a new building of steel frame and reinforced concrete construction had been built on most of the site in the 1970s. The building was then known as the Myer department store's emporium.⁵⁵ In 2003, *Commercial Building, 244-264 Murray Street* is used for retail purposes.

Commercial Building, 120 William St is a retail complex of various buildings combined and concealed behind a metal clad façade approximately five-storey high. The façade is divided into equal modules with each consisting of panels of cladding. The building has a single storey suspended canopy running continuously across the street elevations of the building. The face of the building below canopy level is filled by a modern shop front.

Wales Arcade (fmr) (110 William Street)

⁵³ 'Documentation of Places for Entry in the Register of Heritage Places: Barkers Buildings', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.

⁵⁴ Metropolitan Sewerage, City of Perth, Revised January 1943, MWSS&DD 1522, Sheet No. 19, Cons 4156, SRO.

⁵⁵ 'City of Perth Detail Fire Survey', compiled by Mahlstedt's, 1942 (last revised c. 1972), Sheet 2B, Battye Library WKRM 3/11/1.

Wales Arcade (fmr) was constructed in 1967 and refurbished in 1990. Now known as Westpac Junction, the building has had various tenants over the years. The site was previously occupied by a large retail and commercial building that extended around the corner into William Street and of which, *Commercial Building 96-100 William Street* (behind the temporary cladding) is the only remnant.

Wales Arcade (fmr), a six storey building with shops at ground floor and offices above, is constructed in the Late Twentieth-Century International style and has the characteristic form of a multi storey office building constructed in the Post-War period. It has alternating bands of masonry spandrels and ribbon windows. The windows are shaded by ribbed concrete sun-hoods. The street elevation is divided into three parts by piers that rise for the full height of the building. The east and west walls are constructed of painted brickwork. The building has a canopy running continuously across its street elevation, with the face of the building below canopy level filled by a modern shop front.

***Commercial Building, 96-100 William Street* (P16433)**

Commercial Building, 96-100 William Street was constructed for Sir George Shenton in 1895 as the first portion of a larger commercial building constructed between 1895 and 1900 that extended to the corner of Murray Street. Comprising three shops with office space on the floor above, *Commercial Building, 96-100 William Street* has undergone considerable change over the years. For many years, 96-98 William Street was occupied by Cox Brothers (Aust) Ltd, furniture and clothing dealers. In 2003, the shop at 98-98 is occupied by the Hospital Benefit Fund of WA Inc (HBF) and 100 by a souvenir shop.⁵⁶

Commercial Building, 96-100 William Street, a two-storey building with shops at ground floor and office space above. Although built in the Federation Free Classical style, the street elevation is now almost completely covered by a corrugated cladding above canopy level, but is partly intact behind the applied facia. The extent to which it has been retained cannot be judged as it could not be inspected. There is a modern shop front below the single storey suspended canopy. The interior of the ground floor and upper floor of the building is of low authenticity, as it appears that they have been completely stripped out and replaced with a modern fit-out.

Commercial Building, 90-94 William Street

Commercial Building, 90-94 William Street was constructed c. 1895 and also formed part of Sir George Shenton's estate. It was purchased by the

⁵⁶ Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 96-100 William Street, prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, April 2003.

R&I Bank in the 1950s.⁵⁷ In 2003, the property is occupied by three fast food outlets.

Commercial Building, 90-94 William Street is a two-storey building with shops at ground floor and a modern mezzanine dining area above. It is a good example of a competently designed and built medium sized commercial building displaying the aesthetic characteristics of the Federation Free Classical style. The street elevation is completely rendered and painted and is divided into two bays of unequal length by a pilaster. Archivaults above the rectangular window openings join with the stringcourse, and the building has a balustraded parapet. There is a single storey suspended canopy, with the face of the building below canopy level filled by a modern shop front. The level of authenticity of the building is generally moderate. The authenticity of the upper level street elevation is moderate to high, but at ground floor level there is a modern shop front. The ground floor of the building has been substantially altered to accommodate three fast food outlets.

William Street (west side)

Royal Hotel (531 Wellington Street) (P2148)

Royal Hotel was built as a two storey 'family hotel' in 1882 for Mr G W Dent. Its location opposite the newly completed Central Railway Station made it both popular and convenient. Henry Stirling Trigg, the first Western Australian born and trained architect, designed substantial improvements to the hotel in 1894, including a two storey extension along William Street. *Royal Hotel* was further extended in 1906 to a design by Hobbs Smith & Forbes Architects; the work was carried out by contractor G Liebe. This work extended the building around the corner to Wellington Street in the same detail as Trigg's 1894 design. Further additions and alterations were carried out in 1935. The property was acquired by the University of Western Australia in the early 1960s and was redeveloped as part of Raine Square in 1984-86.⁵⁸ In 2003, *Royal Hotel* continues to operate as a two-star hotel, with accommodation on the first floor and retail tenancies on the ground floor facing both William and Wellington streets. *Royal Hotel* was classified by the National Trust (WA) in 1975 and permanently listed on the Register of the National Estate in 1983. It was entered in the Register of Heritage Places in 1999 (permanent entry 2000) and was included in the City of Perth Municipal Heritage Inventory in 2001.

Royal Hotel, located on the corner of Wellington and William Streets, is a two-storey building, plus an attic level, with shops at the corner of the ground floor and hotel facilities for the rest of that level. The upper floors contain hotel accommodation. The place is a good example of the Victorian Second Empire style, with the upper floor set in a mansard roof having dormer

⁵⁷ *ibid.*

⁵⁸ 'Documentation of Places for Entry in the Register of Heritage Places: *Royal Hotel*', prepared for HCWA by Alice Steedman & Helen Burgess, August 2000.

windows with elaborate masonry surrounds. The masonry construction street elevations are completely rendered and painted and are divided into bays with alternate bays having a pavilion like form with truncated pyramid shaped roof with iron cresting. Originally the building was faced by a two-storey verandah but this has been replaced with a continuous single storey suspended canopy. The shop fronts are inserted between pilasters and some original window openings have been bricked in.

Apart from the missing verandah and the modified street elevations at ground floor level, the exterior of *Royal Hotel* appears to have remained largely intact and has a high to moderate degree of authenticity. The interior of the building has only a moderate degree of authenticity because the ground floor of the hotel has been converted into shops and the upper floors of the hotel have undergone minor changes to accommodate ensuite bathrooms and other facilities.

William Street Commercial Buildings (131-145 William Street)

William Street Commercial Buildings, a group of two storey retail and commercial buildings, was constructed c. 1895. The group originally extended further south but in the mid 1980s three shops between 125 and 129 William Street were removed as part of the University of Western Australia's Raine Square development to allow pedestrian access to the square at the rear. During the works, remaining shop fronts were altered and modernised at ground floor level, rear outbuildings removed and rear elevations modified.⁵⁹ In 2003, the buildings continue to be used for retail and commercial purposes.

William Street Commercial Buildings is a two-storey building, with shops at ground floor and offices above displaying the aesthetic characteristics of the Federation Classical style. At upper level the street elevation is divided into four bays. Alternate pedimented bays project slightly forward of the other bays, each containing a group of three round arch headed windows. The other windows are contained within aedicules. The masonry construction street elevation is completely rendered and painted and has a single storey suspended, bullnosed canopy running continuously across it. The face of the building below canopy level is filled by a modern shop front. The level of authenticity of the street elevation to the upper level is high.

Commercial Building, 129 William Street (Raine Square P9824)

Commercial Building, 129 William Street (Raine Square), is a two-storey building set obliquely to the established street line forming a forecourt area in front of the entrance that leads to Raine Square. It was built in the mid-1980s as part of the Raine Square development in the the Late Twentieth-Century Post-Modern style. A pedimented 'archway' entrance bay

⁵⁹ Palassis Architects, 'William, Murray, Queen and Wellington Street Streetblock (including Raine Square) Heritage Assessment', prepared for Spowers Architects on behalf of the City and Suburban Group Pty Ltd, March 2001, pp.31-33.

dominates the painted and rendered masonry construction street elevation. The upper floor of the flanking bay contains a screen of rounded headed openings. The ground floor is fully glazed by a modern shop front. The building does not have a canopy.

***Wentworth Hotel* (P2067)**

Wentworth Hotel was built in 1928 and replaced a number of earlier shop buildings and a hotel known as Gordon's Café and Hotel. At the time of construction, a Mrs M B Thomas managed the hotel. A former barmaid turned astute – and wealthy – businesswoman, Mrs Thomas had managed the previous establishment since 1922 and continued to run the *Wentworth* up until her death in 1960.⁶⁰ The site was refurbished and redeveloped as part of the University of Western Australia's Raine Square development in the mid-1980s. In 2003, the *Wentworth Hotel* continues to operate as a hotel.

Wentworth Hotel, located on the corner of Murray and William Streets, is a three-storey building with public bars at ground floor and rooms on the floors above. It is a good example of a well designed and competently built commercial building in the Federation Free Classical Style. The street elevation is of masonry construction that is completely rendered and painted, that is divided into three parts at the upper level. The central part displays a greater concentration of detail that provide modulation of considerable depth. The central part contains a two-storey arcade consisting of five modules formed by pilasters that rise through two floor levels in front of recessed balconies. The second floor balconies project beyond the line of the pilasters. A pediment spans three of the bays at parapet level. The flanking parts of the street elevation are also divided into bays by pilasters and here the window openings are rectangular. The building has a single storey suspended canopy, with large windows set in a masonry wall below. The authenticity of the street elevation to the upper levels is high but the ground floor has been substantially modified when the building was refurbished in the 1980s.

***Queen's Buildings (273-291 Murray Street)* (P2058)**

Queen's Buildings was first recorded in the 1899 *Wise's Post Office Directory*. Only two occupants were listed at that time – James Nichol & Son, produce merchants and auctioneers, and Theodore R Lowe & Co.⁶¹ It is not known who designed the building, although it is possible that it was the work of Wilkinson and Smith, who were responsible for the Queen's Hall (1899; now demolished).⁶² In 2003, the building continues to be used for retail and commercial use.

⁶⁰ *ibid.*, pp. 28-29.

⁶¹ *Wise's Post Office Directory*, 1899.

⁶² I Kelly, 'The Development of Housing in Perth 1890-1915 – Architectural Biography', prepared as part of Master of Architecture Thesis, UWA, 1991, n.p.

Queen's Buildings is a two and three-storey building with shops at ground floor and office space above. The section of the building facing the William Street and wrapping around the Murray Street corner is three-storey, while the western portion of the building, facing Murray Street, is two-storey. The place displays the aesthetic characteristics of the eclectic Federation Free Style and is distinguished by an inventively composed street elevation modulated by a mix of strongly moulded elements, with Classical and Romanesque characteristics, that give it considerable depth and vitality. Facing the street, the first and second floor levels are divided by rendered pilasters into three bays with a semicircular corner bay. The body of the wall is tuck-pointed brickwork with rendered banding. Decorative elements are rendered. A tower with a circular drum and a conical shaped roof tops the corner element and provides it with a landmark quality. The building has a canopy running continuously across its street elevation, with modern shop fronts below. The authenticity of the upper levels is high but the ground floor shopfronts are of recent construction.

Wellington Street (south side)

***Commercial Building, 493 Wellington Street* (P1627)**

Levi Green opened a hardware store on the site in July 1905, which became known as 'Green's Arcade' because the store extended the length of the lot and contained premises for other manufacturers.⁶³ In 1919, the site was purchased by William Hutchinson Baird, of Bairds Arcade, Hay Street⁶⁴, and by 1921, it appears that the Bairds Company was in the process of undertaking a major redevelopment of the existing building. This redevelopment carried through to the Murray Street portion of the lot thereby creating the Company's second Perth arcade.⁶⁵ It is likely that *Commercial Building, 491–493 Wellington Street* dates from this time. The place continued to be used by Bairds as a grocery and general merchandise store up to 1969. Meanwhile, the site had been sold, redeveloped and leased back to Bairds.⁶⁶ Bairds was bought by the nation-wide Myer Emporium Ltd in 1969 and *Commercial Building, 491–493 Wellington Street* was leased to Myer W.A. Stores Ltd in 1971.⁶⁷ After the development of Forrest Chase in 1989, the Myer department store relocated to premises in the new building.⁶⁸ Since then, *Commercial Building, 491–493 Wellington Street* has been used mainly for storage purposes.

Commercial Building, 491–493 Wellington Street, is a four storey building with shops at ground floor and open space above. Built in the eclectic

⁶³ Memorial Book 15, No. 57, Erickson, op. cit., p. 1263; Honniball, J. H. M., 'The Tuckeys of Mandurah', in RWAHS, *Early Days*, Vol. V, Part V111, 1961, p. 40.

⁶⁴ Memorial Book 18, No. 1008; also cited in Memorial Book 19, No. 227.

⁶⁵ City of Perth Rate Book, Central Ward, 1921; *Wise's Post Office Directories*, 1920 & 1921.

⁶⁶ Site Inspection, 13 March 2003.

⁶⁷ Certificate of Title, Vo. 806, Fol. 103.

⁶⁸ Perth Cityscope 2001 Database, Map 8, Property 13; see also *WA White Pages Telephone Directories*, 1988 & 1989.

Federation Free Style, the building originally had an enclosed balcony at first floor level. The east and west party walls at first floor level extend to mask the end of the first floor projection. A modern façade has been applied to the first floor and is composed as bands of metal faced panels forming a pandrel and fascia above and below the band of windows. From the glimpses available it appears that the framework supporting the modern façade is fixed to substantial timber mullions which may be part of the original windows that enclosed the balcony. The masonry construction street elevation is rendered and painted, with the second and thirds floors containing a central bay with a minor bay on either side. The dominance of the central bay is due mainly to the gabled pediment that is equivalent to one storey in height. A curvilinear parapet that takes the form of an inverted semicircle caps both the minor bays. There is a single storey suspended canopy with a modern shop front below. The street elevation of the two upper floors is largely intact, while the authenticity of the first floor can not be determined as it is obscured by a modern façade. The ground level shopfront is not original.

Globe Hotel (495-497 Wellington Street) (P14888)

Globe Hotel was constructed in the mid-1880s for Michael McMahon. Its location on Wellington Street took advantage of the Central Railway Station opposite. Builder T Hill substantially remodelled the *Globe Hotel* in 1910, under the direction of architects Hobbs Smith & Forbes. *Globe Hotel* continued to be a popular hotel into the 1940s, but by the 1970s its appeal had waned and it provided cheap accommodation for single men. In 1995, the property was opened as Globe Backpackers and Hotel and in 2003 is one of the more popular backpacker hostels in the central Perth area.⁶⁹

Globe Hotel is a three-storey hotel with a public bar at ground floor and accommodation on the floors above. Constructed in the Federation Filigree style, the building originally had a two-storey, cast iron verandah. The doorways that had lead onto the first floor of the verandah have been partly blocked in to form windows.

The masonry construction street elevation is completely rendered and painted and is simply composed, containing five equally spaced windows at first and second floor levels. The treatment of the walls is consistent with the Federation Filigree style, in that the second floor, the floor above the verandah, is richly moulded whereas the first floor street elevation, which would have been under the verandah, is less rich in detailing. The enrichment of the street elevation at this level would have been provided by the ornate cast iron work of the verandah. Bands of rustication divide the street elevation of the second floor and the outer edges are quoined. The windows are edged by moulded rendered architraves. The first floor has smooth finished render possibly with ashlar lining. There is a single storey suspended canopy. The level of authenticity of the façade to the upper level

⁶⁹ Irene Sauman in Hocking Planning and Architecture, 'Perth urban Rail Development: Proposed Perth Railway Station platforms 10 7 11 CRAC, Alternative ID – Compilation of Heritage Advice February – June 2002', Vol. 1, prepared for Jones Coutler Young, September 2002, pp. 15-16.

is moderate due to the removal of the two-storey verandah and the changing of the first floor doors to windows. The ground floor façade is of low authenticity; it has been changed considerably. The upper floor interior is of moderate-high authenticity and is largely intact. Items such as original doors and stained glass have been removed. The authenticity of the ground floor is generally low. The ground floor level has been extensively altered. The shopfront is not original.

Saunders Building (499 Wellington Street) (P1628)

Saunders Building was built in 1892 for the Silver Pan Confectionery Company. The site comprised a single storey shop fronting Wellington Street and a separate factory building to the rear. By 1900, the factory at the rear housed the printing works for Frederick Vosper's *Sunday Times*. In 1910, the lease was taken over by John Saunders, a draper from Kalgoorlie, who purchased the property in 1919. The Saunders family operated Western Australia's most prominent menswear business from the premises until the early 1980s and made a number of changes to the building over the years, including the addition of a second floor and an extension to the rear in the 1950s. In 2003, a discount travel agency, coach booking office and internet café occupy the retail premises fronting Wellington Street, while the upper floor is used as accommodation in association with the Globe Backpackers next door.⁷⁰

Saunders Building was originally a single storey building constructed in the early Gold Boom period. A second storey was added in the 1950s when the shopfront and interior of the ground floor were substantially remodelled. The building now presents as a crudely designed version of Post-War International Style, featuring a horizontal band of glazing set within bands of rendered masonry. The masonry construction street elevation is completely rendered and painted and has a single storey suspended canopy. The face of the building below canopy level is filled by a modern shop front.

Commercial Building, 507 Wellington Street (P1857)

Commercial Building, 507 Wellington Street was constructed by Simon Bremner Alexander for Laura Trigg in 1899 as a two storey building, with shops on the ground floor and office space above. The building has had a variety of owners over the years, the majority of whom have leased the building to other commercial operators. A long term tenant was Panos (Peter) Coroneos, who operated an oyster saloon there from 1912 to c. 1930. Coroneos' oyster saloon became an important meeting place for Perth's Greek community, and the location was so central that when the Hellenic Association (Union) was formed in 1918, its headquarters were located upstairs above Coroneos' café. The aim of the Hellenic Association was to 'cater for the neglected social and cultural needs of young Greek

⁷⁰ 'Documentation of Places for Entry in the Register of Heritage Places: Saunders Building, 499 Wellington Street', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.

males'.⁷¹ In 2003, the Compact Disc Library is located in the shop at ground floor level, and the upper floor is used as a lounge room and kitchen for the adjacent Globe Backpackers.⁷²

Commercial Building, 507 Wellington Street is a two-storey building has shops at ground floor and office space above. It is a good example of a competently designed and built small commercial building displaying the aesthetic characteristics of the unusual Federation Romanesque Style. The painted street elevation is of tuck-pointed brickwork construction with rendered enrichment. Above ground level the street elevation is divided into two parts by faceted pilasters. Each part contains a flat headed window. A prominent stepped gable capped by a triangular pediment sits centrally above the parapet and occupies most of the width of the street elevation. There is a single storey suspended canopy above modern shop front windows set between piers. The level of authenticity of the façade to the upper level is moderate to high as the first floor windows have been altered by the addition of a deep transom to mask the suspended ceiling that has been added to the office space inside. The upper floor interior is of moderate authenticity, although it is anticipated that the original ceiling remains in place. The authenticity of the ground floor is generally low.

Wellington Buildings (509-515 Wellington Street) (see page 1)

Royal Hotel (531 Wellington Street) (see page 5)

⁷¹ Reginald Appleyard and John N Yiannakis, *Greek Pioneers in Western Australia*, UWA Press, Crawley, 2002, p. 56

⁷² 'Documentation of Places for Entry in the Register of Heritage Places: Commercial Building, 507 Wellington Street', prepared for HCWA by Kelsall & Binet Architects and Jacqui Sherriff, Historian, March 2003.