



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
- 4.1.2 Making suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 308 Commercial services and industries

11.1 AESTHETIC VALUE*

Shops, 452-460 William Street is a good and intact example of a two-storey terrace of five shops and dwellings constructed in load bearing brick, with stucco decorative treatments and a corrugated iron skillion roof designed in an idiosyncratic rendering of the Federation Free Classical style. (Criterion 1.1)

Shops, 452-460 William Street is a significant landmark at the intersection of William and Brisbane Streets due to its height and distinctive decorative features, and is a recognised landmark at the northern entry to the commercial area of Northbridge. (Criterion 1.3)

11.2. HISTORIC VALUE

Shops, 452-460 William Street is one of a relatively small number of remaining two-storey groups of shops with residential accommodation at the first floor in Northbridge. (Criterion 2.1)

Shops, 452-460 William Street was built in 1914-15, in the immediate pre-World War One and early World War One period, when Perth was experiencing the early stages of a building boom that was curtailed by the war. (Criterion 2.2)

* 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.

Shops, 452-460 William Street was designed by well known Architect Jack Learmonth Ochiltree. It was built as an investment property for Dr. Daniel Kenny, a very prominent doctor in Western Australia in the late nineteenth and early twentieth century, who was renowned as an investor and speculator in real estate, and it remained in the ownership of his family to 1971. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Shops, 452-460 William Street, through the businesses that occupied the place, provided a range of services to the community through much of the twentieth century, with the wine saloon, at no. 460, in particular serving as a social meeting place for some members of the community. Thus it is valued for social reasons by some members of the community. The place is also valued for aesthetic reasons, as noted in the Municipal Heritage Inventory for the Town of Vincent. (Criterion 4.1)

Shops, 452-460 William Street contributes to the community's sense of place as a distinctive and well known landmark at the intersection of William and Brisbane Streets, at the northern entry to the commercial area of Northbridge. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Shops, 452-460 William Street is a good example of commercial premises with residences above the shops at the first floor, a not uncommon form in the late nineteenth century and the first half of the twentieth century, but rarely practised in Western Australia in the late twentieth and early twenty-first centuries. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Shops, 452-460 William Street is a good and reasonably intact example of two-storey terrace shops, with first floor dwellings, constructed in load bearing brick, with stucco decorative treatments and a corrugated iron skillion roof in the Federation Free Classical style. (Criterion 6.1)

Shops, 452-460 William Street is a representative example of the once common form of retailing practiced in the late nineteenth and early twentieth centuries that involved shopkeepers living over their premises. (Criterion 6.2)

12. 3 CONDITION

Shops, 452-460 William Street has cracking in walls, particularly at first floor level, some cracking in ceilings, falling damp at party walls, and the timberwork to the first floor verandahs is not in good condition. The interiors

of the ground floor shops are generally in better condition than the residences at first floor level, which have not been used as residences for some time. Generally the exteriors are in fair condition, ground floor spaces are in fair to good condition and the upper floors in fair condition.

12. 4 INTEGRITY

The original intent of *Shops, 452-460 William Street* remains intact. The upper floors are no longer used for residential purposes and have not been used for this purpose for a considerable period of time. Some fittings have been removed to increase the amount of storage within them.

12. 5 AUTHENTICITY

There has been some infilling to rear verandahs and timber double hung sash windows to some of the shops at the northern end of the building have been removed and replaced with modern aluminium framed sliding windows. However, the exterior of the building is otherwise relatively intact so that the place retains a high 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

452-460 William Street comprises a terrace of five shops with residential accommodation at the first floor. It is a two-storey brick building with a galvanized corrugated iron roof, designed by Architect Jack Ochiltree in the Federation Free Classical style for Dr. Daniel Kenny, for whom it was built as an investment property by Clark and Fergus in 1914.

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 includes the future William Street, Northbridge, and Perth Town Lot N.¹ Assistant Surveyor Hillman's (1838) plan of Perth shows King William Street, to the south of Wellington Street, was named after the English king, but gradually it became known simply as William Street. Subsequently, Hutt Street, to the north of Wellington Street, was named after Governor John Hutt (1839-46).² This northern section was later renamed as part of William Street.

By the 1870s, the city centre of Perth was consolidated on the grid laid out in the early survey, and about 800 houses had been built.³ The construction and opening of the Eastern Railway from Fremantle to Perth and thence to Guildford (1881), resulted in a shift in focus from the river port to the areas in the vicinity of Perth Railway Station.⁴ As a residential area, the area to the north of the city was considered less fashionable; however, its proximity to the city and the railway station encouraged investors and speculators to look to the future prospects for development. Through the 1880s and early 1890s, sub-division of the large lots increased and a mix of residential and commercial buildings were constructed in the areas nearest to the railway.⁵

From the early 1890s, the Western Australian Gold Boom resulted in a building boom in Perth, with considerable expansion of residential and commercial building in the areas to the north, east, and west of the city, with many more of the large Lots sub-divided in the period 1892-1900. On 18 October 1892, Harry Anstey, gentleman, was registered as the sole

¹ Pitt-Morrison, Margaret 'Builders and Buildings' in Stannage, C. T. (Ed.) *A New History of Western Australia* University of Western Australia Press, Nedlands, 1981) pp. 514-515.

² Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) p. 39.

³ Campbell, Robin McK. in Pitt Morrison, Margaret, and White, John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) p. 104.

⁴ Pitt-Morrison, Margaret op. cit., p. 532.

⁵ Seddon, George and Ravine, David *A City and its Setting: Images of Perth* (Fremantle Arts Centre Press, 1986) p.149.

proprietor of Perth Town Lots N25, N26, N27, N39 and N40, parts of Town Lots N29 and N30, and part of Perth Suburban Lot 28, a total area of 22.5 acres, which he proceeded to sub-divide.⁶ It included the northern section of Hutt Street, through Perth Suburban Lot 28 and Perth Town Lot N40. This was one of many private roads taken over by the Perth City Council as part of a programme implemented from 1892.⁷

On 31 January 1894, the transfer of portion of Perth Town Lot N39 numbered 2 on Plan 613, 21 perches in area, part of the future site of *Shops 452-460 William Street*, to Ethel Georgiana Inkpen, wife of Edward George Inkpen, merchant, of Perth, was registered.⁸

In 1894, a bridge was built over the railway line at Beaufort Street. As the railway lines expanded rapidly in the mid 1890s, during the Western Australian gold boom, businessmen and residents in the area of William Street and 'Hutt' Street were adversely affected. By 1894, seven lines had to be crossed on the north-south road.⁹

On 18 May 1896, the transfer to Ethel Georgiana Ingpen of portions of Perth N40 numbered 1, 3 and 4 on Plan 613, was registered.¹⁰ From this date, through to 1971, the four lots were commonly owned.¹¹

An advertisement for the sale of lots offered for private sale by B. C. Wood & Co. shows portions of Perth Town Lots N39 and N40, numbered Lots 1, 2 and 3 fronting Brisbane Street and to the south, fronting 'Hutt' Street, numbered Lots 4 and 5. To the east of Lot 3 is the Public Reserve. The land was advertised as 'The Most Centrally Available Property in the City of Perth.'¹²

A large residence fronting Brisbane Street was built for Ethel Ingpen, as per an 1897 Sewerage plan, which shows the newly completed Jewish Synagogue on the adjoining Brisbane Street lot.¹³ In the early 1980s, the residence was demolished, and the Synagogue was also later demolished.¹⁴

In the mid to late 1890s, a number of streets were re-named, among them 'Hutt Street', which became an extension of William Street in 1897. Despite continued representations to the Government to overcome the traffic problems, the Horseshoe Bridge over the railway line was not completed

⁶ Certificate of Title Vol. XVLLI Fol. 40. Note: In October 1891, Anstey had mortgaged the land to William Dalgety Moore to secure the sum of £5,325, indicating its high value. (ibid.)

⁷ ibid; and Stannage, C. T. op. cit., p. 288.

⁸ Certificates of Title Vol. XVLLI Fol. 40 and Vol. LVII Fol. 50. Note: mis-spelt Ingpen per CT.

⁹ Stannage, C. T. op. cit., p. 289.

¹⁰ Certificate of Title Vol. LXXXVII Fol. 30.

¹¹ ibid; and Certificates of Title Vol. CXCI Fol. 29, and Vol. 540 Fol. 145A.

¹² C. A. Paterson & Co. Licensed Surveyors, Land Agents, & Draftsmen 'Central Perth', Battye Library 103C/9.

¹³ PWDWA Perth Sewerage SROWA Cons. 1647 Item 5647 (1897). Note: City of Perth Rate Books North Ward record the residence at sub-lot 1 of Perth Town Lots N39/40, Brisbane Street; however, building is not on the site of 452-460 William Street.

¹⁴ Tony Yozzi, conversation with Robin Chinnery, site visit, 25 October 2002.

until 1903. This led to a revitalization of business and residential interest in the district north of the railway line.¹⁵

On 11 May 1900, portions of Perth Town Lots N39 and N40 numbered 1, 2, 3 and 4, were transferred to Daniel Kenny, Physician, of Perth, and a new Certificate of Title was issued that included the four lots, with an aggregate area of two roods and three perches.¹⁶

Daniel Kenny (b. Ireland, 1860, d. 1914) had arrived per *South Australian* from Victoria in 1885. In March 1886, he married Kathleen Mary Horgan (b. 1867, d. 1946), and he was registered as a Medical Practitioner in Western Australia in the same year. He served as a Member of the Medical Board of Management at Perth Hospital and the Medical Board of Western Australia.¹⁷ Whilst he did 'moderately well' in his early period in Western Australia, following his appointment as chief medical examiner for the colony's largest insurance company, the AMP, Kenny prospered.¹⁸ From the 1890s, when the latter board was established, significant numbers of doctors began to speculate in urban real estate, including Kenny. In the late nineteenth and early twentieth centuries, he speculated on a larger scale than any other medical practitioner and was 'well known' for his speculation in land.¹⁹ By 1904, Kenny owned some 35 shops and houses to the north of the railway line, in Beaufort, William, including the lots to the south of the above-mentioned Lots 1 and 4, James and Fitzgerald streets, as well as investment properties at Buckland Hill and Cottesloe, some suburban investments being in partnership with Dr. Adam Jameson.²⁰ His investment in real estate continued through the pre World War One period, and included properties in Brisbane Street.²¹

Kenny let the residence at Brisbane Street to tenants, and the future site of *Shops 452-460 William Street* remained vacant to the World War One period.²²

On 4 September 1913, portions of Perth Town Lots N39 and N40, numbered 1, 2, 3, and 4, were transferred by endorsement from Daniel Kenny to his wife, Kathleen Mary Kenny.²³

In April 1914, a number of large building projects were ready to proceed in Perth, and it was reported that a boom in building was 'imminent'.²⁴

On 2 May 1914, it was reported that the lowest tender for five two-storey residential shops at the corner of William and Brisbane Street, designed by architect J. L. Ochiltree, had been received from J. Lake.²⁵

15 Stannage, C. T. op. cit.

16 Certificates of Title Vol. LVII Fol. 50, Vol. LXXXVII Fol. 30, and Vol. CXCIII Fol. 29.

17 Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 1725.

18 Stannage, C. T. op. cit., p. 232.

19 *ibid.*

20 *ibid.*; and City of Perth Rate Books, North Ward, 1900-15..

21 City of Perth Rate books, North Ward, 1905-14.

22 City of Perth Rate Books, North Ward, 1900-15.

23 Certificate of Title Vol. CXCIII Fol. 29.

24 *The W. A. Building, Mining and Engineering Journal*, 4 April 1914, p. 20.

Jack Learmonth Ochiltree (b. Ballarat, Victoria, 1870) completed his articles under Alfred Dunn, one of Melbourne's leading architects. On completion of his indentures, he travelled to Western Australia, and served in the Lines Department of the Government Railways for three years. During the Western Australian gold boom, he moved to the goldfields and opened a practice at Coolgardie and Kalgoorlie, which enjoyed 'marked success' to 1900, when he departed to serve in the Boer War.²⁶ In 1902, on his return to Western Australia, he established a practice in Perth. In the period 1902-13, large buildings designed by him included the Western Australian Club, and a 'very large' factory at West Guildford for Messrs. Cumming, Smith & Co.²⁷ He was responsible also for the design of many large homesteads on pastoral properties in the North-West and in the Geraldton region. He served as a Councilor for the South Ward of the City of Perth, holding office as Chairman of the Works Committee.²⁸ In 1914, designs by him included the new Fire Station at Claremont, Municipal Hall and Offices at Bayswater, a seven room residence at Richardson Avenue, West Perth, five two-storey residences at Fitzgerald Street, Perth, a warehouse for Perth City Council at Murray Street, and substantial additions to the Union Brewery at Palmerston Street, Perth. In 1915, Ochiltree designed of a two-storey building in Beaufort Street for Dr. Kenny.²⁹

On 7 May 1914, a building licence application was made for the two-storey building at the corner of William and Brisbane Streets, at portion of Perth Town Lot N39/40, for Dr. Kenny. Ochiltree was recorded as the architect and Clarke & Fergus as the builders. The building comprised 20 habitable rooms, 10 privies and five baths, and had a total floor area of 7,975 square feet. The height of the walls was recorded as 13ft., 14ft. at the first storey, and 9ft. at the second storey. The estimated cost of the building was £3,568.³⁰

In June 1914, a strike by carpenters at Millars Timber & Trading Co. Ltd.'s Perth Works brought building activity in the Perth metropolitan area to a standstill, and consequently work on new works was postponed, and works in progress were delayed. In early July, the strike was over, but it was a few weeks before building activity was again in full swing.³¹

In 1914, the place was built of brick construction, with timber floors, and an iron roof. It comprised five shops at the ground floor with residential accommodation above each at the first floor, accessed by stairs located

²⁵ *The W. A. Building, Mining and Engineering Journal*, 2 May 1914, p. 21.

²⁶ Battye, J. S. *The Cyclopedia of Western Australia* (The Cyclopedia Company, Perth, 1912-13) Vol. 1, p. 542.

²⁷ *ibid.*

²⁸ *ibid.*

²⁹ Building Licences Issued November 1912-October 1915, City of Perth; and *The W. A. Building, Mining and Engineering Journal*, 4 April and 6 June 1914, p. 20 and p. 17 respectively. Note: The building at Beaufort St. was at Y66. It is not known whether it is extant in 2002.

³⁰ App. 678/14, Building Licences Issued November 1912-October 1915, City of Perth, 7 May 1914, p. 26.

³¹ *The W. A. Building, Mining and Engineering Journal*, 6 June and 4 July 1914, p. 17 and p. 19 respectively.

behind the shop, to provide accommodation for the shop proprietors and their families, as was the practice at that period. The shops at present nos. 452-458 William Street were of similar design and dimensions, whilst that at present no. 460, at the corner of Brisbane Street, was larger with its entry to the corner, as was common practice at that period, to take advantage of the corner location. Each of the shops had decorative pressed metal ceilings, as may still be seen at no. 460. The considerable height of the building together with its distinctive stucco horizontal banding at the upper floor and decorative features gave it a landmark quality as the city was approached from the north along William Street.

In 1915, *Wise's Post Office Directory* recorded J. Pope, hairdresser and tobacconist, at no. 450 William Street; Mrs. J. L. Pitt, draper, at no. 452, The Champion Boot & Shoe Mfg. Co. (Sam Lechovsky, mgr.) at no. 454, Joshua Loong Loong, fruiterer, at no. 456, and Lance & Co., Chemists (F. W. Chegwiddden, proprietor) at no. 458. However, the Rate Books recorded only three of the shops as occupied, by Jack Pope, the shoe company and J. C. Manson. The capital value of each of the four southern shops was £1,000 with an annual value of £62 each, and the shop at the corner of William and Brisbane streets had a capital value £1,500 of and an annual value of £93 commensurate with its larger size. In 1916, the present street numbers for the place were recorded for the first time, the southernmost being no. 452 through to no. 460 at the corner. Jack Pope had continued to occupy no. 452, J. C. Manson was at no. 458, which he continued to occupy into the 1920s, and A. W. Griffiths at no. 460, whilst no occupiers were recorded at nos. 454 and 456.³²

From 1916 to 1949, the business tenancies recorded at the place are many and varied, and included greengrocer, towel supplier, dressmaker, butcher, upholsterer, and newsagent with a banking agency as was quite common. From 1925, the corner shop (present day no. 460) was a wine saloon, a popular meeting place for members of the local community in the inter-war period, and it continued in this use through into the early 1970s. Other tenants at the place included the Seventh Day Adventist and Kadema Social Club. At some periods, as in the early 1930s, when the Great Depression severely affected the economy of the State, there were vacancies, as there were also for periods in the 1940s. In the late 1940s, no. 458 was recorded as residential, and also as a dance studio at the first floor.³³

On 16 April 1930, the place was transferred into the ownership of Kathleen Mary Kenny and her daughter, Geraldine Lukin (b. 1898), married woman, of Jeedamya Station, Jessop's Well, as joint tenants.³⁴

In 1936, a building licence was granted to Mesdames Kenny and Lukin for alterations, being brick flats, comprising eight rooms with two privies and two baths, an area of 2,100 ft., Lot 4, portion of Perth Town Lots 39/40, to the

³² *Wise's Post Office Directory* 1915, p. 398; and City of Perth Rate Books North Ward, 1915, pp. 98-99, and 1916, p. 98.

³³ National Trust of Australia (WA) Assessment, November 1993, pp. 2-3; *Wise's Post Office Directory* 1915-49; and City of Perth Rate Books North Ward 1915-46.

³⁴ Certificate of Title Vol. CXCIII Fol. 29.

south of *Shops, 452-460 William Street*, i.e. at the south of no. 452, to be built by C. Grayson at a cost of £1,100.³⁵

Geraldine Lukin was widowed, and, after she re-married in July 1940, to Walter Brendon Garner, and moved to reside at 45 Mount Street, Perth, the Certificate of Title for portions of Lots N39 and N40, numbered Lots 1, 2, 3 and 4, was amended accordingly. On 11 December 1941, the place was transferred into her sole ownership, and she continued to own it through to September 1971.³⁶

In 1954, a Sewerage plan shows the place as five brick buildings, with street nos. 452-460, on the eastern side of William Street to the corner of Brisbane Street, with open space between the building and the boundaries on the southern and eastern sides. Each of nos. 452-458 are shown with a rear verandah at the ground floor, with a brick closet located at one end and stairs to the first floor at the opposite end. No. 460 is shown with brick lavatories at the rear on the ground floor, extending from the north-east corner across approximately three quarters the width of the building. Fronting Brisbane Street, the earlier residence is shown as a large brick building with verandahs on all sides, then to the east was The Synagogue, followed by a brick house at no. 119, with Princes Hall located to the south of these two buildings.³⁷

On 9 September 1971, the transfer of Lots 1, 2 and 3, portion each of Perth Town N39 and N40, having a total area of one rood 23 and seven tenths perches, Lots 1 and 2 each being 21 perches in area and Lot 3 being 21.7 perches, to Antonio Yozzi, storekeeper, and Giuseppe Yozzo, salesman, both of 41 Guildford Road, Mount Lawley, as tenants in common in equal shares, was registered.³⁸ They purchased the property as an investment.³⁹

In 1971, the wine saloon licence was still current at no. 460. Wine saloons had waned in popularity in the post World War Two period. Consequently, the new owners decided to relinquish the licence, and Tony Yozzi established his own business at the place, trading as Tony Yozzi Sports, and continued to lease the other shop premises to tenants.⁴⁰

The practice of shop proprietors living in residential accommodation attached to their business premises declined through the 1950s, and had almost ceased by the 1970s. In 1971, when the place was purchased by the Yozzi family, the first floor above each shop was no longer in use as residential accommodation, and was being utilised as storage space for the most part. This usage has continued through the remainder of the twentieth century and into the twenty-first century.⁴¹

³⁵ App. C431/36, Record of Building Licences, City of Perth, 1936, p. 143.

³⁶ Certificate of Title Vol. CXCIII Fol. 29.

³⁷ Metropolitan Sewerage City of Perth SROWA Cons 4156 Item 10, 22 November 1954.

³⁸ Certificates of Title Vol. CXCIII Fol. 29 and Vol. 540 Fol. 145A.

³⁹ Tony Yozzi, conversation with Robin Chinnery, site visit 25 October 2002.

⁴⁰ *ibid.*

⁴¹ *ibid.*

In August 1982, Diagram 63567 shows Lots 2 and 3 of Perth Town Lot N39 as surveyed, and renumbered 200, with an area of 1085 square metres, as approved by the Town Planning Board on 3 August.⁴² The survey was necessary for the re-development of the site fronting Brisbane Street. Subsequently, the earlier residence fronting Brisbane Street was demolished, and a single storey brick building comprising shops/office accommodation was built. This property was developed as an investment by the Yozzi family, which continues to own it into 2004.⁴³

In 1987, a building licence was granted to Giuseppe Yozzo for portion of Perth Town Lot N39/40, numbered Lot 1, for the erection of a roofed storage area no. 458, with an area of 13 square metres, to be erected by the owner, at an estimated cost of \$500.⁴⁴

No other works have been documented. In the 1990s, there was some work done on the electrical system when required by the insurance company, and some necessary repairs following storm damage to the place. As noted in the Physical Evidence, there have been some additional changes to the place, including replacement of some brickwork. Overall, repairs and maintenance have been kept to the minimum.⁴⁵

On 1 November 1993, the place was classified by the National Trust, and some conservation measures were recommended, as whilst the building appeared to be 'fairly sound' it showed a lack of maintenance. Among the works recommended by the Trust were stabilisation of the awning structure which was rusted, and stabilisation of the original timber shop front fenestration.⁴⁶

On 10 May 1994, Perth City Council resolved 'that in its opinion the two-storey building situated at 452-460 William Street, Perth, is of architectural and historical interest', as the Council considered the place 'an important landmark and has heritage significance on environmental, historical, scarcity and social grounds.'⁴⁷ Per a further resolution, the decision was conveyed to the Heritage Council of Western Australia, with a request that the place be considered for entry in the State Register of Heritage Places.⁴⁸

In 1995, the place was included in the Town of Vincent Municipal Heritage Inventory. It was considered that the place had aesthetic significance as 'A landmark building at the gateway to the commercial area of the city', which related well to the adjacent commercial buildings and served to anchor the corner of Brisbane and William Streets, and also social significance as

42 DOLA Diagram 63567.

43 Tony Yozzi conversation with Robin Chinnery, site visit, 25 October 2002.

44 App. 947/87, Building Licence Applications, City of Perth, 1987-88.

45 Tony Yozzi op. cit.

46 National Trust of Australia (WA) Assessment, 452-460 William Street, Perth, 1 November 1993; and Item no. 20, Minutes Perth City Council meeting, 10 May 1994, pp. 58-60.

47 R. F. Dawson, CEO City of Perth, to Executive Director, HCWA, 16 May 1994.

48 *ibid.*

representative of 'past lifestyles', namely the accommodation of shop owners and their families on the first floor.⁴⁹

In 2004, the shops continue to be used for their intended purpose, although some are currently unoccupied. The residential accommodation at the first floor is used for storage.⁵⁰

13.2 PHYSICAL EVIDENCE

Shops, 452-460 William Street is a two-storey terrace of five shops at ground floor level, with five dwellings at first floor level, constructed in load bearing brick, with stucco decorative treatments and a corrugated galvanized iron skillion roof, and full length front awning, designed in the Federation Free Classical style.⁵¹ It was built for Dr. Daniel Kenny in 1914 by Clark and Fergus to designs by Architect Jack Ochiltree.

Shops, 452-460 William Street is located at the northern extreme of the Northbridge commercial area, in a part of Northbridge that is culturally diverse and contains a rich pattern of activity, predominantly retail and entertainment based. Much of the building stock is late nineteenth and early twentieth century and large parts of the area have precinctual aesthetic and historic value. *Shops, 452-460 William Street* is located on the south-east corner of William and Brisbane streets on the northern edge of the Northbridge area. The topography of William Street falls away from the north to the south in this location. *Shops, 452-460 William Street* is a large mass of building on a prominent corner site and contributes a sense of entry to the Northbridge area from at the northern city approach. *Shops, 452-460 William Street* is flanked by single storey developments in all directions, further accentuating its physical prominence.

Adjoining and adjacent structures are predominantly late twentieth century buildings of a very plain design, although the structure on the opposite corner in William Street uses Federation period decorative devices in an endeavour to fit in with the Northbridge Federation period character. Streetscape material around the perimeter of the site includes traffic lights, traffic signage, parking signage, and an Australia Post collection box. The power cabling along Brisbane Street remains overhead, stretched between timber poles. Street lighting is provided by pole mounted outreach type fittings. William Street is a one way southbound pair of lanes, with parallel parking. Brisbane Street is one way west bound, with parallel parking also. The footpaths are a mixture of insitu concrete (Brisbane Street) and concrete paving slab (William Street).

Shops, 452-460 William Street is a set of five shops, with dwellings above each of the shops. The building is designed with decorative elements of the classical style, making use of triangular and curved pediments, decorative

⁴⁹ Hocking Planning and Architecture Pty Ltd Town of Vincent Municipal Heritage Inventory, 1995, p. 314.

⁵⁰ Site visit, Robin Chinnery and Philip Griffiths, 25 October 2002.

⁵¹ 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. pp 194-197.

spheres and bas relief wreaths. The overall effect reflects a simple form of the Federation Free Classical style and has a much stronger vertical visual emphasis than most buildings of its style. The margin between window heads and pediments is very large and creates a visual tension between windows and pediments, reducing the impact of the windows. In simple terms, the effect is unbalanced in its use of the architectural language by stretching the accepted system of proportions.

The building is broken into five bays along the William Street frontage, with a uniform general approach to shopfronts, a stepped awning to take into account the falling ground levels, and an upper floor that has an ABCBC rhythm. The brick bond pattern comprises three courses of stretcher bond and then a course of Flemish bond in the original brickwork sections of the building. The rhythm is reinforced by the alternative use of triangular and curved decorative pediments to the parapet tops of each of the shops. The Brisbane and William street corner shop and dwelling is given additional emphasis by being almost half a bay larger in width than its adjoining units, and by the application of further decorative treatments in the form of long panels of stucco cornucopia falling from a knotted stucco ribbon. Stepped parapets along the Brisbane Street elevation terminate at the rear timber framed verandah that extends the full length of the building, between brick construction bathrooms and water closets in the verandah zone. The overall impression created by the design elements is a very idiosyncratic version of a classically derived building.

The ground floor consists of five shopfronts with recessed doors, masonry construction glazed tiled stallboards, and finely designed and constructed glazed shopfronts, with half glazed timber framed shop doors and highlight windows to the full width of the shopfront. An awning extends over all shopfronts and returns around the Brisbane Street corner. It is constructed in iron framing, with iron lattice panels to the spandrels, a galvanized iron roof, metal gutter and fascia panels painted with signage. Much of the facade and shopfronts are intact, with typical modifications being painting over the glazed tiles to the stallboards and simplification of the window display cabinets generally involving the removal of the rear doors to the cabinets.

The corner shop (No. 460) is wider than the remaining shops at a ratio of 1.29:1, giving greater visual emphasis to the corner of the building. The northern bay of the upper floor has three double hung sash windows captured by horizontal stucco string courses, stucco moulded sills, and stucco key stones, the northern keystone being highly exaggerated and extending to the underside of the pediment. A brick pediment faces out from both corners of the building and the pediment is completed by a moulded parapet capping supported by stucco consoled brackets and visually contained by corbelled piers topped with spheres. This bay is the A type bay to which reference was made previously. The B type bays have four double hung sash windows, several of which have been replaced with aluminium framed sliding windows. The end windows are visually discrete, with plain stucco lintols, while the centre windows are paired, with a linking moulded sill and these windows have exaggerated stucco keystone over their lintols.

There is a stucco panel above the paired windows with a bas relief stucco wreath and then a curved stucco pediment at parapet level. The C type bay is set out in a similar manner to the B bay, but here a flat label moulding links the centre pair of windows. The pediments are triangular in form and, unlike the corner triangular pediments, have the entire triangle filled with decorative stucco. There is a stepped flashing line that runs the full length of the William Street elevation.

The rear of the building comprises a series of rooms extending out from the shops and dwellings and infill verandahs. Much of the ground floor level has been filled in with brickwork and most of the first floor has been filled in with framed construction. Only the Brisbane Street corner retains a verandah balustrade and the original material has been removed and replaced with asbestos cement sheeting. The south elevation is a plain brick wall punctured with a sheet metal construction vent at high level. A series of painted signs have been applied to the wall over time, but there are now only faint images from the progressive layers.

The ground floor plan of each of the shops comprises a single space shop with a roughly square plan, and a door leading on the rear verandah where there is a water closet and a timber staircase to the first floor verandah. The shops generally have timber floors covered with a range of materials, however, the shop at no. 452 now has a granolithic floor. There are window display cases to each shop, or at least substantial fragments of them. Walls are plastered and articulated with piers, and almost all ceilings are pressed metal, with pressed metal cornices. There is a door through the rear of each shop that leads on to the rear verandah. There were double hung sash windows set alongside these doors, but some of these windows have been blocked in at least on the shop side of the wall. On the rear verandah, there is a brick construction water closet as indicated in the documentary evidence, but the rear verandahs are no longer open, having been walled up with a single leaf of brickwork, with intermittent piers. Verandahs have granolithic floors and simply constructed timber staircases that service the first floor. The soffit is unlined and reveals the timber verandah construction, while stair soffits are generally lined with mini-orb profile sheeting. Indications from the ground floor suggest that the present floor-boards are replacements. The ground floor to the corner shop, currently occupied by Tony Yozzi Sports, has more facilities than the other shops, with a separate water closet to the south, and two small rooms to the north.

At first floor level there are five dwellings, none of which is occupied as a residence at present. The northern corner dwelling is the largest of the group and occupies the whole of the floor above the corner shop. There is a timber staircase with simple vertical balusters and a handrail leading up to first floor level, and a verandah with 5" (125mm) boards and a balustrade with vertical balusters and asbestos cement sheeting over-cladding. Much of this timberwork is in poor condition. A number of earlier doors from the built in display cases on the ground floor are stored on the verandah. A bathroom is located at the southern end of the verandah. This is made in solid brick construction, with a lead-covered floor, glass faced

cement render walls, with an incised dado, and a mini-orb lined soffit. It has a ledge, braced and boarded door, a claw foot bath, toilet pan and a gas water heater.

The dwelling is a simple four-room arrangement with a central corridor leading off the back verandah. The internal partitions are masonry where they occur over structural support lines and lath and plaster finished in the remaining locations. (Refer to plan) Floors have 5" boards with simply profiled skirtings, plaster to wall finishes, and lath and plaster ceilings, without cornices. The room in the south west corner of the building has an unusual fireplace. It is very small scaled and is suspended above floor level. Joinery throughout is painted in shades of rich cream and browns, suggesting that these are the original paint colours. Some of the rooms may retain original paint colours also. The dwelling is used for storage related to the sports shop below. There is damp at high level in the south wall towards the rear of the building, cracking over lintols, some cracking in the fireplace, and hairline cracking in ceilings generally. The dwelling is in fair condition and retains a high degree of authenticity.

The shop at 458 comprises the main shop, rear verandah, water closet and timber stair at ground floor level, and four room with a central corridor, verandah, stair and bathroom at first floor level. The format is the same as the corner shop, with rooms reduced in size proportionately. The ground floor retains fragments of the shopfront display cases, it timber floor, plastered walls, rear door and window. The ceiling has been replaced with plasterboard and skirtings have been removed. The first floor retains all of its fabric other than kitchen fittings.

The shop at 456 is the same as that at 459, but retains its pressed metal ceilings. The rear stair has been replaced with a steel construction stair. This shop retains some of its window display case also. The first floor level is full of stock and could not be inspected.

The keys to shop 454 were not available at the time of inspection, however, viewed from the street, the ground floor appears to have retained its original fabric.

The shop at 452 has already been mentioned,

13.3 COMPARATIVE INFORMATION

Retail and Residential Buildings (Place no 3845) at 151-165 Beaufort Street, Perth was also built for Dr. Daniel Kenny, Medical Practitioner. On this occasion the place was designed by Charles Oldham. Like *Shops, 452-460 William Street*, it is a two-storey brick and iron group of five retail premises with residences in the Federation Free Classical style above the retail premises. These were built in 1903, and are a much more sober rendering of the Federation Free Classical style. Again the buildings occupy a landmark site and are located at the beginning of the intensely urban part of Northbridge.

Both *Retail and Residential Buildings* at 151-165 Beaufort Street, Perth (RHP Place No. 3845) and *Shops, 452-460 William Street* are good

examples of commercial premises with residences above the shops at the first floor. Both are relatively intact and exhibit a higher degree of authenticity than other buildings of a similar type in the Northbridge part of the City. Though once a common practice, living above the shop is no longer a feature of the retail industry. The residences at Beaufort Street remained in use for that purpose until at least 1999, whereas those at William Street have been used for storage for more than 30 years. The *Shops and Offices*, 109 Fitzgerald and 377-387 Newcastle Street (RHP Place No. 15026) differ in that they are single storey premises.

In the section of the city between James and Brisbane streets, along Beaufort and William streets there are a number of examples of former shops and residences. For the most part these are smaller developments and *Retail and Residential Buildings* at 151-165 Beaufort Street, Perth and *Shops, 452-460 William Street* are larger examples of their type. Most other buildings have had their masonry and stucco painted, and shop-fronts modified. Much of the detail work is obscured by painting and its visual impact has been reduced.

Much of the development in Hay and Murray Streets west of William Street, as far as Milligan Street has a similar scale to *Shops, 452-460 William Street*, however, these buildings are designed as whole building facades rather than a terrace of matching or similar elements. Further, these premises were developed for wholesale and retail purposes, and upper floors were designed as an extension of the functions of the ground floor, or as suites of offices. Very few buildings had upper floors with residential functions.

There are other examples of the type that remain to be assessed, with relatively large groupings at Whatley Crescent Maylands, High Street, Fremantle, and Hannan Street, Kalgoorlie. Yet other examples have been identified in Municipal Inventories and are still to be assessed. Examples occur in a number of the larger towns in the south-west and eastern goldfields. Upper storeys are generally no longer used for residential purposes. The change in patterns of use reflect changing patterns in retail since World War II, with the rise in popularity of the supermarket and associated specialist shops, and the desire for larger retail unit floor spaces. Few strip shopping streets remained unaffected by the change in trend. The development of the regional shopping centre and larger supermarkets altered the nature of strip development shopping further, but by this time, the trend away from living on the premises was well established.

13.4 KEY REFERENCES

National Trust Assessment, November 1993

13.5 FURTHER RESEARCH

Further research may reveal more information about the place in particular about the uses of the place and its occupants. The card index to Building Licences Issued notes a block plan that if still extant may provide useful

information. Most of the repairs etc. to the place appear to have been implemented without any building approvals and are undocumented.