HERITAGE COUNCIL OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES
ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 5.7 Working in offices
- 7.6 Administering Australia
- 8.5 Forming Associations

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 403 Sport, recreation & entertainment
- 405 Law & order

11. 1 AESTHETIC VALUE*

Solicitor's Rooms (fmr), Bunbury is a good example of a Federation Free Classical style building with Georgian elements. (Criterion 1.1)

Solicitor's Rooms (fmr), Bunbury was designed by the same architect (J.J. Talbot Hobbs) as the adjacent P00371 *WA Bank (fmr), Bunbury,* with matching scale and setback and similar façade presentation, and the two buildings present as a grouped pair, which in more recent years has also had a shared function and a physical link building added. (Criterion 1.3)

Solicitor's Rooms (fmr), Bunbury contributes to the historic streetscape of Bunbury's central business district and in particular, together with P00371 *WA Bank (fmr), Bunbury*, P00375 *Cronshaw's Store*, P00376 *Rose Hotel & Sample Room* and P05737 J.H. Carr's Chemist & Dentist (fmr), creates an historic group at the intersection of Wellington and Victoria Streets. (Criterion 1.4)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

Solicitor's Rooms (fmr), Bunbury was constructed in 1910 to replace an earlier commercial building on the site at a period when Bunbury was consolidating as a regional centre with a major port, and demonstrates the business confidence in the town in this period. (Criterion 2.1)

Solicitor's Rooms (fmr), Bunbury contributes to the legal history of Bunbury, being built as upgraded offices for Bunbury's earliest law firm, Stanley, Money & Walker which had practised from the site since 1896 and continued to operate from the place until 1965, albeit with several name changes. (Criteria 2.2 & 2.3)

Solicitor's Rooms (fmr), Bunbury is part of the history of voluntarism and philanthropy in the Bunbury area, having been owned since 1975 by the Apex Club of Bunbury and occupied from that time to the present (2015) by a wide variety of charitable and service organisations. (Criteria 2.2 & 2.3)

Solicitor's Rooms (fmr), Bunbury was designed by eminent Western Australian architect Lt Gen Sir J.J. Talbot Hobbs, later a decorated war hero, who designed many fine buildings across the State in a career spanning over fifty years. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

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11. 4. SOCIAL VALUE

Solicitor's Rooms (fmr), Bunbury contributes to the Bunbury community's sense of place, having been owned since 1975 by the charitable organisation Apex, which has made the place available as offices and meeting rooms for many different community groups, particularly welfare and service groups, from 1975 to the present (2015). (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Solicitor's Rooms (fmr), Bunbury is an unusual example of a Federation Free Classical style building with Georgian stylistic elements. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Solicitor's Rooms (fmr), Bunbury is a good example of an office building with restrained detailing designed for the central business district of a regional town and is representative of the approach to design and siting for such buildings in the Federation period. (Criterion 6.1)

Solicitor's Rooms (fmr), Bunbury is a good example of legal offices in a regional town centre. (Criterion 6.2)

Solicitor's Rooms (fmr), Bunbury is a restrained but representative example of architect Talbot Hobbs' prolific design work, especially for commercial buildings. (Criterion 6.2)

12. 3 CONDITION

Solicitor's Rooms, Bunbury is in fair to good condition and is currently being well maintained.

12. 4 INTEGRITY

Solicitor's Rooms (fmr), Bunbury has high integrity. Although no longer in use by a legal firm, it continues to function as offices, the purpose for which it was constructed.

12. 5 AUTHENTICITY

Solicitor's Rooms (fmr), Bunbury has high authenticity. It remains largely as constructed.

13. SUPPORTING EVIDENCE

The documentation for this place was prepared by Clare Menck and Lucy Duckham in July 2014, with amendments and/or additions by the State Heritage Office and the Register Committee.

The heritage assessment summarises information presented by Heritage and Conservation Professionals with Kristy Bizzaca, 'Conservation Plan, Apex House (fmr) and WA Bank (fmr) known as Lotteries House', January 2005..

13. 1 DOCUMENTARY EVIDENCE

Solicitor's Rooms (fmr), Bunbury is a two-storey brick office building with hipped tile roof, constructed in Federation Free Classical style with Georgian elements. It was erected in 1910 as offices for Stanley, Money & Walker Solicitors to replace their earlier offices on the same site.

Bunbury developed slowly from the 1840s and from the 1880s became an important port for the South West, particularly for the timber industry. From the 1880s, tin mining at Greenbushes and coal mining at Collie fed into Bunbury as a growing administrative centre, and the agricultural hinterland increased in population. As the goldrushes of the 1890s brought population and wealth to Western Australia, Bunbury like many other towns in the colony began to expand more rapidly. The granting of Responsible Government to Western Australia in 1890 brought public funding that allowed for a Perth-Bunbury rail connection in 1893 and Bunbury harbour works in 1899. Bunbury developed as a major regional centre, and this has continued to the present.[1]

Circa 1860, a James Moore reportedly constructed a two-storey building on the future site of *Solicitor's Rooms (fmr), Bunbury* for Mr J. Everett, who used it as a store. In later years it was also used as a private residence, and was considered a 'landmark'.[2]

In 1882, the c.1860 building was taken over as the local branch of the Western Australian Bank. In 1895, the Bank built new two-storey premises on the immediately adjacent corner site, which was part of the same land parcel (Lot 189). From 1896, the earlier buildings were occupied as the offices of solicitors Stanley and Murray.[3]

Henry Stanley arrived in Australia from England in 1888 and shortly after his arrival purchased the Bunbury legal practise of Mr Sisson. He suffered from ill-health, which had led to him migrating in search of a warmer climate, and by 1890 arranged for G.C. Money to emigrate and assist him in the practise as he continued to be in poor health. In 1895, Stanley retired completely, although only in his forties, and died in 1897, aged 45. His legal practice continued to use his name for many years.[4]

Stanley was the only solicitor listed in Bunbury in the earliest Post Office Directories (1893). By 1895, Griffin Cant Money was noted, and the following year the firm of Stanley and Money was listed. John L. Walker joined the firm in 1898 and the firm

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1 Heritage and Conservation Professionals with Kristy Bizzaca, 'Conservation Plan, Apex House (fmr) and WA Bank (fmr) known as Lotteries House', January 2005, p.14

2 *Bunbury Herald*, 24 January 1910, p.2 http://trove.nla.gov.au/ndp/del/article/87255456

3 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, pp.14-16

4 'Obituary', *Southern Times*, 5 June 1897, p.3 http://trove.nla.gov.au/ndp/del/article/157536084

continued to practise as Stanley, Money and Walker until 1920, with offices at Bunbury and Perth.[5]

By 1897, a second legal firm, Kenneth McCaskill Eastman, was practising in Bunbury. Despite the increasing population of the town and the proliferation of barristers and solicitors across the Colony, at the turn of the century there remained only these two firms registered in Bunbury.[6]

By the early twentieth century, the firm of Stanley, Money and Walker was well regarded in Bunbury. The local MLA, Mr T Hayward, stated in a speech acknowledging John Walker in 1905 that 'some years ago the solicitors then in Bunbury were not a credit to the town but it was a pleasure to state that those at present engaged in their profession were as honest in every way as any in the State, or any other place'.[7] This appears to suggest that the same firm a decade earlier had not been so well regarded.

In December 1909, architects Hobbs, Smith & Forbes called tenders for construction of a new two-storey 'block of offices' at Bunbury, with plans available for viewing at the Western Australian Bank premises. The contract was awarded in early January to Mr M.L. Lloyd.[8]

Early in 1910, the c.1860 building used as offices by Stanley, Money and Walker was demolished. Lloyd was the contractor for the demolition as well as construction of the new offices.[9] By April the same year, construction was well under way on the new premises.[10] The Bunbury Municipal Inventory suggests the place was designed by J. Talbot Hobbs, based on a building in Boston, Lincolnshire, where Griffin Cant Money had trained.[11]

The adjacent 1895 bank was also designed by Hobbs.[12] Although the new building was mentioned in the Bunbury newspapers of the time as being constructed for Stanley, Money & Walker, the land was at the time owned by the WA Bank and the building appears to have been designed to complement the adjacent bank building, with the arched ground floor and rectangular first floor openings of the two buildings echoing each other.

The legal firm at the place changed its composition several times in the 1920s. In 1920, it changed to Money, Bath and Eastman, after Griffin Money partnered with S.H. Bath and Kenneth McCaskill Eastman. By 1924, the firm was Bath, Eastman

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5 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.16

6 *Southern Times,* Tuesday 15 June 1897, p.3, http://trove.nla.gov.au/ndp/del/article/157536159 ; Wises Post Office Directories, 1899, pp.733-735, http://www.slwa.wa.gov.au/find/wa_resources/post_office_directories/1899
Note: there are around 150 entries for 'Barristers and Solicitors' in this year.

7 'Valedictory', in *Southern Times,* Tuesday 21 March 1905, p.5 http://trove.nla.gov.au/ndp/del/article/158090113

8 *The West Australian mining, building and engineering journal*, 18 December 1909, pp.20&22; 8 January 1910 p.19

9 *Bunbury Herald*, 24 January 1910, p.2 http://trove.nla.gov.au/ndp/del/article/87255456

10 *Southern Times*, 30 April 1910, p.5 http://trove.nla.gov.au/ndp/del/article/158884613

11 SHO database entry – Custodian data, P00370 *Solicitor's Rooms (fmr), Bunbury,* accessed 12 June 2015

12 SHO Register documentation, P00371 *WA Bank (fmr), Bunbury*

and Jenour; by the end of the decade only Eastman and Charles Evedon Jenour remained.[13]

In 1927, Lot 189 was transferred to the Bank of New South Wales as part of company mergers with the Western Australian Bank. The following year, the land was subdivided to create a new Lot 1 for the bank and Lot 2 for *Solicitor's Rooms (fmr), Bunbury.* Lot 2 was taken up by Johnson Lynn Ltd but in 1929 transferred to Kenneth McCaskill Eastman and Charles Evedon Jenour, both solicitors of Victoria Street, Bunbury.[14]

Kenneth McCaskill Eastman died in 1950 and the following year Jenour registered as owner of Eastman's portion of the property. The practice continued to be known as Eastman and Jenour into the 1960s.[15]

A photograph dated 1953 shows *Solicitor's Rooms (fmr), Bunbury* as a two-storey unpainted red-brick building with rendered banding and stucco to its windows and central door arch.[16]

Charles Jenour was celebrated in 1962 as Western Australia's oldest practising solicitor at the time.[17] Jenour appears to have been aged 77 at the time.[18]

In 1967, the firm of Eastman and Jenour relocated to Stirling Street. Several years later, in 1975, the property was formally transferred to the Apex Club of Bunbury for use as office accommodation for welfare bodies.[19]

Apex was formed in Geelong, Victoria, in 1931 as a service and fellowship organisation 'younger Australians', aged 18 to 45, and has continued to the present (2015). It is a charitable organisation that operates through local Apex Clubs and facilitates a wide range of volunteer service opportunities.[20] The Apex Club formed in Bunbury in 1936, the second Apex club in the State. The Club did not use *Solicitor's Rooms (fmr), Bunbury* for its own offices, but made them available to tenants such as the Citizen's Advice Bureau, Good Neighbour Council and Australian Red Cross.[21]

In 1978, a photograph of *Solicitor's Rooms (fmr), Bunbury* shows a weathered façade and damaged fretwork. The place was subsequently painted and repaired in the early 1980s. However, a health inspection in 1987 found many urgent maintenance issues, including rising damp, timber in poor condition and fretting brickwork.[22]

In 1989, the adjacent former bank building was acquired by the Lotteries Commission. Although Apex retained ownership of *Solicitor's Rooms (fmr),*

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13 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.18; Trove newspaper articles 1919-1920, eg http://trove.nla.gov.au/ndp/del/article/79559446 and http://trove.nla.gov.au/ndp/del/article/87006383 accessed 12 June 2015

14 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, pp.17-18

15 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, pp.18-19

16 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.19

17 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.19

18 'Charles Evedon Jenour', AIF Project, https://www.aif.adfa.edu.au/showPerson?pid=153794 accessed 12 June 2015

19 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.19

20 Apex Australia, http://www.apex.org.au/ accessed 11 June 2015

21 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.19

22 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, pp.19-20

Bunbury, the two buildings were restored together to form 'Lotteries House'. A new doorway and walkway linked the two buildings. Conservation works were overseen by Ian Molyneux, architect, and largely completed by contractors Perkins Brothers. It was intended to provide secure low-cost office space for non-profit community organisations, with shared secretarial services and administrative support. This approach had been successfully trialled at Stirling Street, Perth, and the Bunbury premises was to be the second Lotteries House in the State.[23]

Tenants of the new Lotteries House were: Bunbury Community Group, Christian Education Council, Association for the Blind, Community Legal Centre, Youth Accommodation Project, South-West Environment Centre, Citizen's Advice Bureau, Calvary Counselling Service and One-Step Secretarial Service. A Board of Management was established with representatives from various groups, including Apex. The complex was officially opened in August 1991.[24]

In 2003, a car drove into the front of *Solicitor's Rooms (fmr), Bunbury,* causing structural damage.[25] It is not known what works were completed in response to this accident, but the serious cracking described in 2003 was not evident at the site visit in 2014.

Further restoration works were completed in 2013 by local builder Phil Best, under the direction of Architect Kent Lyon.[26]

In 2015, *Solicitor's Rooms (fmr), Bunbury* continues to operate in conjunction with the adjacent P00371 *WA Bank (fmr), Bunbury* as Lotteries House, providing offices and meeting space for community groups.

13. 2 PHYSICAL EVIDENCE

For a full discussion of the physical evidence refer to the 'Conservation Plan, Apex House (fmr) and WA Bank (fmr) known as Lotteries House' by the Heritage and Conservation Professionals, completed in January 2005. The following provides a brief summary based on that document, with updated information added by State Heritage Office staff following a site visit to the place on 2 September 2014.

Solicitor's Rooms (fmr), Bunbury is a two-storey, brick and render structure situated at 99 Victoria Street in the central business zone of Bunbury. The building has a zero set back to the Victoria Street boundary. The surrounding area is a mixture of retail, professional and other commercial land uses.

Solicitor's Rooms (fmr), Bunbury is a two storey building constructed in the Federation Free Classical style with Georgian elements. The building has a hipped tiled roof and painted brickwork façade. The place is linked to the south by a covered pathway to the neighbouring *WA Bank (fmr)* which is listed on the State Register of Heritage Places. The covered way links with further covered access ways to the rear of the building on the west elevations.

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23 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, pp.20-21
Note: the Conservation Plan suggests the former bank was purchased by Lotteries, but titles indicate the place is owned by Bunbury Community Group.

24 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, pp.21-22

25 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.22

26 Philip Griffiths, Architect, conversation with Clare Menck, 26 June 2015

To the rear of the site is a bitumen sealed carpark, accessed from Wellington Street. The north perimeter of the site is bounded by the face brick wall of the adjacent building.

Outbuildings and additions to rear of the site form part of the registered curtilage of *WA Bank (fmr).*

External

East Elevation

The front elevation (east) of the building is symmetrical featuring three bays, formally composed around the central entrance door with arched fanlight and rendered arched canopy. There are plaster scroll brackets underneath and a rendered keystone. The entry door comprises six panels with two glazed lights.

Either side of the entrance are arched windows at ground floor level which are divided into three double hung sash windows with three fixed windows within the circular arch above. The glass appears to be a combination of original plate glass and contemporary float glass. The windows have rendered reveals with ornate timber mullions and thick banded mouldings.

There are three windows at first floor level, each comprising a pair of double hung sash pairs with six panes to the top sash. They are divided with a plaster pilaster and surrounded by a stepped rendered moulding. The rendered sills are three course splayed with a protruding square edge.

The hipped roof is clad with Marseilles profile autumn blend tiles and there are chimneys with corbelling and terracotta pots on both sides. The eaves are battened and feature decorative timber brackets. Gutters are painted ogee profile. The brickwork is painted tuck pointed stretcher bond and there are rendered string courses and a rendered plinth with floor vents.

Secondary Elevations

The north and south elevations are closely bounded by neighbouring buildings and are less decorative than the east elevation. The south elevation is rendered to a 2m height and painted above. The north elevation is painted brick. The west elevation is rendered and painted and the skillion roof of the single storey section is clad in white metal corrugated sheets. Generally windows are double hung sashes with timber frames

Internal

Ground Floor

The ground floor layout is divided by a central corridor running west-east with rooms accessed from it. There is a staircase located centrally along the corridor on the north side leading to the first floor.

The ceilings to the two front rooms are plaster with no cornices. There are vented ceiling roses and brick walls are plaster with high level painted wall vents. There is a picture rail 400mm below ceiling level and there is a moulded timber skirting.

The fireplaces in both front rooms have painted brick hearths with timber moulded surrounds. Doors are four-panel with fanlights over with patterned glass. All windows have painted architraves and the floor finish is carpet on timber.

The rear rooms to the south side of the corridor have similar detailing to the front rooms. However there are no picture rails or fireplaces. Windows are double hung sashes.

The rear rooms to the north side of the corridor differ from the rest of the building with simple skirtings, five-panel doors with no fanlight and simple splayed architraves. The ceilings appear to be contemporary and walls are hard plaster. The toilets feature tiled floors with a tiled skirting. The entry passage to the WC area has a four-panel floor and the floor finish is carpet. Windows are double hung sashes.

The entry and hall have a flush plaster ceiling with no cornice and detailing is similar to the front rooms. There is a glazed partition with three panels of patterned glass at high level that forms an entry vestibule. There is a segmental arch towards the rear end of the hall and the floor finish is carpet on timber.

There is a small kitchen behind the staircase with a panelled door and double hung sash window and architrave. The floor is vinyl over boards.

The stair has a polished jarrah balustrade with turned balusters and newel post and carpet with modern nosings. The double hung sash window on the intermediate landing has pink and green decorative leadlights.

First Floor

The first floor also has a central corridor with two principal rooms to the north and south. There is a small room leading from the south-west end of the corridor. The east end of the corridor has been partitioned off to create a small office with a sliding door.

The ceilings to the first floor rooms are plaster with ceiling roses but no cornices. Walls are hard plaster with metal wall vents. The skirting is painted timber with a pencil round shape. The floor finish is carpet on timber. All doors are four-panel with fanlights with obscure glazing. Front rooms all feature double hung sash windows. There are fireplaces in the front rooms with stained timber surrounds. There is a picture rail 400mm below ceiling height. Contemporary light fittings are suspended from the ceiling roses.

There is a large safe leading from the southern front room with a metal arched ceiling and internal shelving.

13. 3 COMPARATIVE INFORMATION

Private legal offices

While there were legal practitioners residing and practicing in Western Australia from the earliest years of European settlement, there are no buildings surviving from the pre-gold boom period that are known to have been designed and built as private legal offices, or chambers, as they were known in the late 19th and early 20th century.

P00075 *Law Offices (fmr), 133-135 York Street,* (RHP), designed and built as legal chambers and offices for law firm Haynes and Robinson in 1894, is the earliest surviving building known to have been designed and built for this purpose in Western Australia. It is a two-storey stuccoed brick building in Federation Free

Classical style, with a hipped roof hidden behind a simple parapet. The place is of similar scale and restrained detailing to *Solicitor's Rooms (fmr), Bunbury,* located in the centre of Albany's business district, and is a comparable example of legal offices in a regional town centre.

It is not possible to search the SHO database for offices specifically constructed for legal firms. However, keyword searches for 'lawyer', 'law firm', 'legal', 'solicitor' or 'barrister' within places noted with the commercial use 'office' or 'other' identify the following places:

- P02023 *18 & 20 Howard Street* (1905, RHP), a two-storey and three-storey pair of buildings, purpose-built for law firm Haynes, Robinson & Cox and used by that firm (with several name changes) until the 1980s. No.18 is in Federation Free style and No.20 in Federation Gothic style, but both are more elaborate representations of the styles than either *Solicitor's Rooms (fmr), Bunbury* or its neighbour, P00371 *WA Bank (fmr), Bunbury*
- P02024 Commercial Building, 21 Howard Street, Perth (1905), a two-storey Federation Anglo Dutch style brick, stone and stucco building, purpose-built as legal offices for Parker and Parker Solicitors, in the assessment program as part of P02022 Commercial Buildings, 15-21 Howard Street.
- P16828 Offices – Shire of Broome (unknown date, RHP as part of P00291 *Chinatown Conservation Area*), a single storey timber-framed building with enclosed perimeter verandahs, clad in corrugated iron, that served as offices and residence for the solicitors H.D. Forbes & Walter Clarke Hall.
- P00244 Lawyers' Office, Bridgetown (c.1900), a small, single-storey brick and stone building with minimal detailing
- P23859 Berridge Building, Denmark (1954), built as legal offices and in use from 1987 as Denmark Environment Centre
- P18678 Legal & General House, 167 St George's Terrace, Perth (1981)

The Howard Street buildings are a particularly notable legal precinct, located around 300 metres from the Supreme Court, with grand buildings designed to reflect the status of some of the State's top law firms. Some of the buildings remain in use as legal offices. Other places noted above have little in common with *Solicitor's Rooms (fmr), Bunbury* beyond their original use.

Many buildings constructed for other purposes have also at some time in their history been used as offices for law firms.

Solicitor's Rooms (fmr), Bunbury is a good example of legal offices in a regional town centre.

Office buildings

The SHO database lists 226 places originally constructed as 'commercial use: office buildings', of which 30 are on the Register. The majority of these are from the Federation era (1890-1915), with 44 dating from 1905 to 1915. Many of these are located in the central business districts of their respective towns, often sited with zero setback and no verandahs or awnings as part of a commercial precinct.

Eight are on the Register, including four in central Perth and two outside the Metropolitan area:

- P14922 *Stirling Terrace, Albany,* a large collection of buildings dating from the nineteenth century onwards, including comparable office buildings such as P00063 Edinborough House, P00064 National Bank (fmr) and P00058 Albany House .
- P02634 *Butterick's Building, Wagin* (1906), a larger and more elaborate building that includes shops at ground floor and offices above.

The other six places are generally larger and more elaborately detailed than *Solicitor's Rooms (fmr), Bunbury.* This includes extensive Federation-era office buildings within P25225 West End, Fremantle.

Of the 226 offices noted in the database, 60 are listed as Federation Free Classical style (14 Registered). Another six are listed as Victorian Georgian style, four of which are constructed in the Federation period (two Registered), although two of these are groups with Victorian and Federation-era elemants. The other two are:

- P00632 *Cue Shire Offices* (1896, RHP), a two-storey stone building with two-storey verandahs, constructed as Murchison Chambers by the London Western Australia Investment Company.
- P05695 Austral Chambers, 23 Stephens Street, Bunbury (1912), a two-storey brick building with ground level shopfronts

Solicitor's Rooms (fmr), Bunbury is a good example of an office building designed for the central business district of a regional town, with restrained detailing. It is representative of the approach to design and siting for such buildings in the Federation period, but displays less elaborate façade detailing than many comparable examples.

Architectural Style

There are 471 places in the SHO database noted as being in Federation Free Classical style, of which 123 are on the Register. Four of these Registered places are in Bunbury:

- P00331 *Bunbury Railway Station (fmr)* (1905)
- P00371 *WA Bank (fmr), Bunbury* (1895)
- P00374 *Lyric Theatre (fmr)* (1905)
- P03642 *Bunbury Council Chambers* (1897)

The SHO database lists over 1,500 places with Georgian styling, including Colonial and Victorian Georgian and Inter-War Georgian Revival. Approximately 200 of these are on the Register.[27] Eighteen are noted to also include Federation Free Classical style, of which ten are from the Federation era (1890-1915). Most of these have either been built in several stages over the Victorian and Federation eras, or include several separate buildings constructed in different styles. Three places that appear to be noted as showing evidence of both Federation Free Classical and Georgian styling within their original design are:

27 Note: this figure is approximate as some places are listed both individually and as part of a group.

- P10203 Fish Shop, 133 George St, East Fremantle (c.1900)
- P10205 Shops, 76 George St, East Fremantle (c.1900)
- P00789 *Public Buildings, East Fremantle* (1899-1902, RHP)

Little information is available about the first two places. The third includes the former Post Office (1901), which has Free Classical styling except for a Georgian-style hipped roof not hidden behind a parapet, similar to *Solicitor's Rooms (fmr), Bunbury.*

Solicitor's Rooms (fmr), Bunbury is a good example of a Federation Free Classical style building with Georgian elements. While Federation Free Classical style was very common in this period, especially for commercial buildings, and many fine examples have been retained, the use of Georgian elements appears to have been an unusual design choice in the period that the place was built.

Hobbs, Smith & Forbes Architects

The architectural firm Hobbs, Smith & Forbes was formed in 1904 when prominent architects Edward Herbert Dean Smith (Dean Smith) and Joseph John Talbot Hobbs (Talbot Hobbs) merged their firms, with Walter James Waldie Forbes (Waldie Forbes) of Smith's practice elevated to a partner in the new firm. Smith died in 1906, but the firm continued to carry his name until 1933. Hobbs was president of the West Australian Institute of Architects in 1909-1911. In 1914 he enlisted for World War One and quickly rose to prominence in the military, eventually holding the rank of Lieutenant General Sir J.J. Talbot Hobbs. While has was away during Waldie Forbes ran the architectural practice. When Hobbs was in Perth, he and Forbes collaborated on the firm's architectural output.[28]

It is likely that Hobbs was responsible for the design of *Solicitor's Rooms (fmr), Bunbury,* given his existing relationship with the Western Australian Bank as a result of designing the adjacent bank building. Hobbs began practising as an architect in Perth in 1887 and through the 1890s his was the leading architectural practice in the State.[29]

The SHO database notes 111 places designed by Talbot Hobbs, including places designed by the firm Hobbs, Smith & Forbes, and fifty-four of these places are on the Register. Eleven of these are in Federation Free Classical style, including the adjacent P00371 *WA Bank (fmr), Bunbury,* ANZ banks at Carnarvon (P00465), Katanning (P01352) and Northam (P01861), and P01284 *Western Australian Bank (fmr), Kalgoorlie.* Two were designed as office buildings:

- P00854 *Wilhelmson House*, *Fremantle* (1902), a much more grandly designed building

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28 John Taylor, 'Walter James Waldie Forbes (1869-1939)', http://www.architecture.com.au/docs/default-source/wa-notable-buildings/forbes-walter-james-waldie.pdf?sfvrsn=0 ; 'Lt Gen Sir J.J. Talbot Hobbs (1864-1938)', http://www.architecture.com.au/docs/default-source/wa-notable-buildings/jjthobbsforaia-_wa_.pdf?sfvrsn=2 ; 'Edward Herbert Dean Smith (1860-1906), http://www.architecture.com.au/docs/default-source/wa-notable-buildings/smith-edward-herbert-dean.pdf?sfvrsn=0 ; all in Western Australian Architect Biographies, accessed 15 June 2015

29 John Taylor, 'Lt Gen Sir J.J. Talbot Hobbs (1864-1938)', Western Australian Architect Biographies http://www.architecture.com.au/docs/default-source/wa-notable-buildings/jjthobbsforaia-_wa_.pdf?sfvrsn=2, accessed 15 June 2015

- P15551 *Commercial Building, 108-110 Stirling Terrace, Albany* (1891), a building of similar scale to *Solicitor's Rooms (fmr), Bunbury* but designed with shopfronts at ground level.

Forty-one of the Talbot Hobbs places noted in the database have a construction date between 1905 and 1915, with 24 are Registered. None of these are noted as having originally been constructed as office buildings, although 21 are noted as commercial buildings of some sort, including many banks and hotels.

The Conservation Plan notes that *Solicitor's Rooms (fmr), Bunbury* exhibits stylistic characteristics typical of Hobbs' architectural work.[30]

Solicitor's Rooms (fmr), Bunbury is a representative example of Hobbs' prolific design work, especially for commercial buildings, although a relatively restrained design compared with many of his more grand buildings.

13. 4 KEY REFERENCES

Heritage and Conservation Professionals with Kristy Bizzaca, 'Conservation Plan, Apex House (fmr) and WA Bank (fmr) known as Lotteries House', January 2005

13. 5 FURTHER RESEARCH

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30 Heritage & Conservation Professionals with Kristy Bizzaca, 'Conservation Plan', 2005, p.54