



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)

- 3.12 Developing an Australian manufacturing capacity
- 3.18 Marketing and retailing

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 310 Manufacturing and processing

11.1 AESTHETIC VALUE*

Windmill and Wishing Well is valued by the community for its aesthetic characteristics as an ornamental windmill and wishing well, in a park setting at the entry to the Town of Victoria Park. Both elements draw on traditional design motifs for their design theme and have intrinsic picturesque qualities. (Criterion 1.1)

The place demonstrates the creative and design excellence of architect Marshall Clifton, who designed the product display for H. L. Brisbane & Wunderlich Ltd. (Criterion 1.2)

The place has a picturesque landmark quality at the corner of Albany Highway, Shepperton Road, and Asquith Street, at the entry to the Town of Victoria Park, albeit that its architectural impact is somewhat diminished by the mature tree plantings at the park. It also plays a landmark role on the path to the Causeway, a major entry to the City of Perth. (Criterion 1.3)

11.2. HISTORIC VALUE

Windmill and Wishing Well is significant in the diversity of cultural features of the State, as one of the outdoor product display centres built over a period of about twenty years from the early 1930s, by H. L. Brisbane and Company Ltd., and subsequently, its successors, H. L. Brisbane and Wunderlich Ltd., and Bristile. (Criterion 2.1)

* 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.

The place is significant for its construction in 1939-40, in the early period of World War Two, when the construction industry's energies were being diverted towards the war effort. (Criterion 2.2)

Windmill and Wishing Well is closely associated with renowned Western Australian architect, Marshall Clifton, who designed it in c. 1939, during the early years of his individual practice, for the leading Western Australian clay products company, H. L. Brisbane & Wunderlich Ltd. (Criterion 2.3)

The place exhibits the creative design excellence of Architect Marshall Clifton as a small-scale project employing architectural pastiches in a convincing manner. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Windmill and Wishing Well is highly valued by the community of the Town of Victoria Park, and the wider community of Western Australia, for aesthetic reasons. Until recent times, with the increase in traffic flow around it, the place was highly valued as a park and a place in which children enjoyed playing. (Criterion 4.2)

The place contributes to the community's sense of place as a landmark at the entry to the Town of Victoria Park. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Windmill and Wishing Well and the display on Great Eastern Highway, Belmont, have rarity value, as one of only two of the product displays constructed by H. L. Brisbane and Company Ltd., H. L. Brisbane & Wunderlich Ltd. and Bristile, that are extant in 2000. (Criterion 5.1)

The place is rare in that it demonstrates a practice of leasing parts of the road reserve in prominent locations on major roads to private enterprise for the development of outdoor landscaped product displays is a form of land-use which is uncommon in 2000, and the development of such commercial displays in a park setting at company expense is no longer practised. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Windmill and Wishing Well demonstrates the principal characteristics of the use of portions of the road reserve in prominent locations on major roads by H. L. Brisbane and Company Ltd., H. L. Brisbane & Wunderlich Ltd., and Bristile, from the early 1930s, for the construction of product displays in a park setting, in proximity to areas of residential development. Well known among the displays were *Windmill and Wishing Well*, the Land of Make Believe in Stirling Highway, Nedlands, and the display cottage in Great Eastern Highway. (Criterion 6.2)

12.3 CONDITION

Windmill and Wishing Well and its setting retain most of the values associated with its original intention, though the landscape has become a more dominant element than was intended. The landscape itself is better maintained than the two buildings, which have been allowed to deteriorate. The wisteria growing over the wishing well is a particular matter for concern. The windmill timberwork is in poor condition and the floor is missing. There is no regular building maintenance regime. Overall the place is in a fair to poor state.

12.4 INTEGRITY

Although the basic intent of the place remains intact, the landscaping has become a much more dominant element than was intended when the place was intended primarily to promote the company's products. The place clearly has the capacity to be restored without impinging on its values and is in urgent need of conservation works to effect its conservation. The place retains a high degree of integrity.

12.5 AUTHENTICITY

From the available information, *Windmill and Wishing Well* retains a high degree of its original fabric. The windmill sails have been replaced and other minor components repaired from time to time. The gardens have been reinforced and intensified, so that the objects are not as dominant as they once were. Notwithstanding these modifications, 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

Windmill and Wishing Well comprises a wishing well and model windmill (1939-40). They were designed by Architect Marshall Clifton, as a display for Brisbane & Wunderlich Ltd.¹ *Windmill and Wishing Well* were constructed of brick and timber for the company in 1939-40, by Ernie Banks.²

The Western Australian Gold Boom of the 1890s, led to the suburbanization of Perth in the last decade of the late nineteenth century and the first decade of the twentieth century, including the area known as Victoria Park. The Municipality of Victoria Park was gazetted in 1897.³ In the first decade of the twentieth century, Victoria Park grew rapidly as a suburb of Perth, from a population of 546, and 335 houses in 1901, to a population of 2,267, and 546

¹ Richards, Duncan and Chapman, Barbara *Marshall Clifton Architect & Artist* (Fremantle Arts Centre Press, Fremantle, 1989) p.137.

² Ibid; and briefing notes prepared by Leonie Stella, HCWA PD File 8068, 16 August 1990.

³ Stannage, C. T. *The People of Perth: A Social History of Western Australia's Capital City* (Perth City Council, Perth, 1979) p. 241.

houses in 1911.⁴ The majority of the population was working class from New South Wales and Victoria.⁵

In 1917, under the City of Perth Act of 1914 amended, Victoria Park joined the Perth City Council.⁶ By 1920, the Albany Road, the future Albany Highway, was a major road to the Causeway and thence to the city, with much of the development in Victoria Park centred on the road.⁷ The Council considered the possibility of purchasing the triangular block of land at Victoria Park bounded by Albany Highway, Ascot Road (later Great Eastern Highway), and Asquith Street, which was a portion of Lot 1x of Swan Location 36.⁸ In November 1920, the Mayor reported:

This block is just across the Causeway and faces the visitor as he enters the suburb of Victoria Park. This is low lying land, and it was considered that it would be well to acquire it for the City, and lay it out for recreation purposes. The land was eventually submitted to auction, and fetched a higher figure than was anticipated by the Council, consequently the purchase on behalf of the City was allowed to lapse.⁹

In 1929, Piercy and Pitman sold their company, Westralian Potteries, founded in 1905, to H. L. Brisbane and Company Ltd., who subsequently began to expand the facilities with the construction of new kilns at the works in Grandstand Road, Belmont.¹⁰

There was fierce competition in Western Australia between H. L. Brisbane and Company Ltd. and Wunderlich Ltd, and in the period following the Great Depression, as the building industry revived, there was a price war on tiles.¹¹ Wunderlich Ltd. had been formed in 1908, with the amalgamation of W. H. Rocke & Co. and Wunderlich Patent Ceiling & Roofing Co. Ltd.¹² From 1910, the company produced terracotta products at their own works at Brunswick, Melbourne, and also continued to import Marseilles tiles.¹³ The company expanded and opened branches in all the Australian States and New Zealand.¹⁴

In the early 1930s, on a residential lot leased for the purpose in Stirling Highway, Claremont, not far from Lance Brisbane's family residence, H. L. Brisbane and Company Ltd. built the first landscaped outdoor display area in Perth, to exhibit the company's products.¹⁵ It featured a large waterwheel.¹⁶ Over the next twenty years, numerous display parks were developed in the

⁴ Ibid; and Seddon, George, and Ravine, David *A City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 265.

⁵ Ibid, p. 257 and p. 266, respectively.

⁶ Stannage, C. T. *ibid*, p. 296.

⁷ See *ibid*, p. 257, for photographs of the Albany Road through Victoria Park, 1900s and 1920s.

⁸ Mayor's Report, City of Perth, p. 20, 12 November 1920.

⁹ Ibid. See Plan showing Causeway, Victoria Park, with recent reclamation, PROWA An 20/5 Acc. 3054 Item 118, 17 May 1938.

¹⁰ Briefing notes prepared by Leonie Stella, 16 August 1990, HCWA PD File 8068.

¹¹ Moore, Bryce *From the Ground Up: Bristle, Whittakers and Metro Brick in Western Australian History* (University of Western Australia Press, Nedlands, 1987) p.116

¹² Ritchie, John (General Ed.) *Australian Dictionary of Biography* Vol. 12 (Melbourne University Press, Melbourne, 1990) p. 588.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Moore, Bryce *op. cit.*, p. 185. Note: John Fitzhardinge, Architect, recalls that the precursor to the display was a 'Doll's house' miniature cottage built for the children in the grounds of the family home, at the corner of Bay View Terrace and Johnston Street, Peppermint Grove.

¹⁶ Ibid.

Perth metropolitan area. They were generally on small plots of land which were too small for other purposes, leased from a local authority and maintained at the company's expense, located alongside major traffic arteries, and near to developing residential areas.¹⁷

In February 1936, H. L. Brisbane and Company Ltd. proposed to the Belmont Park Roads Board that some land in the district 'be put aside for ornamental and display purposes, as had been undertaken by various companies in the Victoria Park locality.'¹⁸ The Roads Board agreed to lease the company an area of land at Reserve 20562 Swan Location 3275, along Ascot Road (now Great Eastern Highway), where the company built a small display house featuring the company's products in 1937.¹⁹

On 8 January 1936, the City of Perth became the sole proprietor of a portion of Lot 1x of Swan Location 36, three roods and 38 and three tenths perches in area (4,002 square metres), bounded by the Perth-Albany Road and Asquith Road.²⁰ On 10 July 1936, the *Government Gazette* advised the land was compulsorily acquired from John Park Armour, and 'set apart for the purpose of the following public work namely: Road Widening - Albany road and Asquith street, Victoria Park.'²¹

On 5 July 1937, Perth City Council passed a motion that, subject to the approval of the Finance Committee, the City Engineer should be authorised 'to proceed with the construction of the roadway along the new frontage of the owner's remaining land, at an estimated cost of £350, in accordance with the terms of the settlement of the claim for compensation' of the triangular piece of land resumed at the corner of Asquith Street and Albany Road.²²

In 1937, the Tile Producers' Association was formed to stabilise tile prices.²³

In November 1937, the *Daily News* reported that Victoria Park was 'steadily growing', and that 'Notable for its steady expansion and progressiveness, Victoria Park is one of the most popular suburbs of the City of Perth.'²⁴ The newspaper reported that provision had been made for 'the connection of Albany-road with Shepperton-road.'²⁵

By late 1937, H. L. Brisbane and Company Ltd. 'had the Western Australian market sewn up for clay-products industry.'²⁶

In May 1938, a plan showing the Causeway with recent reclamation along of the Swan River, shows the future site of *Windmill and Wishing Well* as a

17 Ibid.

18 Minutes Belmont Park Roads Board, 17 February 1936, in City of Belmont Municipal Heritage Inventory (1995), p. 88.

19 City of Belmont Municipal Heritage Inventory (1995) pp. 84-88. Note: The MI does not include details of the designer of the place. It is not known whether this display was one of those designed for the company by Architect Marshall Clifton. This display is extant in March 2000, albeit in poor repair and awaiting re-location. Site visit, Robin Chinnery and Philip Griffiths, 17 February 2000.

20 Certificate of Title portion of Swan Location 36 on Diagram 10/63, Vol. 1051 Fol. 496, 8 January 1936.

21 *Government Gazette* 10 July 1936, p. 1042.

22 Minutes City of Perth, 1 April 1936 to 11 October 1937, PROWA AN 20/1 Acc. 2826 Item 28, 5 July 1937.

23 Moore, Bryce op. cit., p. 116.

24 Cutting from *Daily News* Perth City Council Victoria Park Ward (1952) PROWA AN 20/5 Acc. 3054 Item 1301, 19 November 1937.

25 Ibid.

26 Moore, Bryce op. cit.

triangular piece of land bounded by Ascot Road, Albany Road, and Asquith Street, with the electric tram way routed across the Causeway and along Albany Road.²⁷

On 3 June 1938, part of the land reserved at Lot 1x portion of Swan Location 36 was declared a public highway:

All that portion of Lot 1X of Swan Location 36 bounded by lines commencing on its south-eastern boundary 3 chains 56.7 links from its south corner and extending south-westward 2 chains 10.9 links along part of the north-western side of Asquith street; thence by a circular convex arc 94.7 links long; thence 272 deg. 22 min. 1 chain 65 links; thence by a circular convex arc 1 chain 30.8 links to the north-eastern side of Albany road; thence north-westward 5 chains 76.1 links along the north-eastern side of Albany road; thence 118 deg. 43 min. 93.1 links, 111 deg. 11 min. 93.2 links, 103 deg. 39 min. 93.2 links, 96 deg. 8 min. 93.1 links, 92 deg. 22 min. 3 chains 99.5 links and a circular convex arc having a length of 62.3 links to the starting point.²⁸

In July 1938, Alfred Wunderlich approached Lance Brisbane with the suggestion that H. L. Brisbane and Company Ltd. amalgamate with Wunderlich's operations in Western Australia.²⁹ On 12 September 1938, the agreement to amalgamate was adopted formally by the Board of Directors of H. L. Brisbane and Company Ltd.³⁰ On 29 September, a special general meeting of shareholders approved the change in name to H. L. Brisbane & Wunderlich Ltd.³¹

In April 1939, H. L. Brisbane & Wunderlich Ltd. applied to the Perth City Council for a lease

of the triangular strip of land fronting Albany Road, Asquith Street and Shepperton Road, Victoria Park, in order that same may be laid out as a public garden and used as an advertisement for their tile products.³²

The Council passed a motion that, subject to the approval of the Governor, a ten year lease be granted 'on the lines suggested in the correspondence', without rental. 'The ground to be laid out and maintained by and at the expense of the Company to the satisfaction of the City Gardener.'³³ Further, 'No building, hoarding or advertising device' was to be erected or maintained on the ground without the approval of the Council.³⁴

Circa 1939, H. L. Brisbane & Wunderlich Ltd. commissioned Architect Marshall Clifton to design a display centre for the site at Lot 1x, portion of Swan Location 36.³⁵ The site's prominent location bounded by the Perth-Albany Road, Shepperton Road and Asquith Street, ensured many people

²⁷ Plan showing recent reclamation, Perth City Council Parks and Reserves - Victoria Park foreshore (1952) PROWA AN 20/5 Acc. 3054 Item 118, 17 May 1938.

²⁸ *Government Gazette* 3 June 1938, p. 846; and Certificate of Title portion of Swan Location 36, op. cit., 3 June 1938.

²⁹ Moore, Bryce op. cit

³⁰ Ibid, p. 118.

³¹ Ibid.

³² Minutes City of Perth 31 January 1939-2 April 1940, PROWA AN 20/1 Acc. 2826 Item 30, p. 81, 24 April 1939.

³³ Ibid.

³⁴ Ibid. Note: Research of the Minutes, Mayor's Reports, and archival searches at the City of Perth have not uncovered any building applications, plans, or other details of the construction of the place.

³⁵ Richards, Duncan and Chapman, Barbara op. cit. Note: Richards, p. 137, states 'Clifton designed several product displays for Brisbane & Wunderlich Ltd. some of which featured miniature cottages'; however, there are no details given.

would see the display. The commission was in keeping with the established practices of both Wunderlich Ltd., which had strongly promoted their company during the company's expansion in the 1920s, with catalogues and brochures designed by artists and designers, including William Dobell, and H. L. Brisbane & Wunderlich Ltd., which had been building landscaped outdoor display parks in Perth from the early 1930s.³⁶

Marshall Clifton (1903-75) completed his Articles of Cadetship with the P.W.D. in Western Australia in October 1926.³⁷ Elected an Associate of the Royal Institute of Architects of Western Australia, he received the Institute's bronze medal for 1925-26.³⁸ Appointed Assistant Architect, he worked for the P.W.D. to October 1929, followed by a period working with Architect George Herbert Parry, prior to going to England to widen his knowledge and experience in mid 1930.³⁹ Clifton obtained a position with E. Vincent Harris, one of London's leading architects, and studied at the School of Architecture at the Royal Academy.⁴⁰ After travelling in Europe in 1932, he returned to Western Australia, where he joined George Herbert Parry in partnership to 1937.⁴¹ Well-known buildings from this partnership include the Captain Stirling Hotel (1935), the Inglewood Hotel (1935), and the Big Bell Hotel (1936).⁴²

Windmill and Wishing Well was designed in the early years of Marshall Clifton's practice, in which many of his independent commissions were for houses, for which he gained a reputation as 'a competent and empathetic designer.'⁴³ In the period 1937- 1942, Clifton established his architectural reputation in Western Australia, in particular as the architect of a number of projects designed in "the Spanish style".⁴⁴ Key works constructed in the period include his own home (1937) at 70 Johnston Street, Mosman Park, the Day house (1939) at 166 Victoria Avenue, Claremont, and the Burnell house (1940) at 52 Alexander Road, Dalkeith.⁴⁵

In 1939-40, *Windmill and Wishing Well* was built by Ernie Banks, an Englishman, who had worked in Canada, U. S. A., Mexico and Argentina, prior to coming to Australia.⁴⁶ Banks had been contracted originally to build kilns for H. L. Brisbane & Co.; however, he remained to become a permanent employee, and built each of the special display centres for the company.⁴⁷ *Windmill and Wishing Well* comprised an ornamental windmill constructed of timber weatherboards, on a red brick base, with timber sails, and a tile roof, with red brick steps leading to the door of the windmill; and a wishing well constructed of brick and tiles, on a brick base, with an ornamental wrought iron frame, and covered by a timber structure with an open gable tiled roof. The bricks and tiles utilised in the display were from the current range of products manufactured by H. L. Brisbane & Wunderlich Ltd. *Windmill and*

³⁶ Ritchie, John (General Ed.) op. cit.

³⁷ Richards, Duncan and Chapman, Barbara op. cit., p. 21.

³⁸ Ibid.

³⁹ Ibid, p. 22 and p. 43.

⁴⁰ Ibid.

⁴¹ Ibid, pp. 22-23.

⁴² Ibid, p. 51.

⁴³ Ibid, p. 51.

⁴⁴ Ibid, pp. 54-55.

⁴⁵ Ibid, p. 135.

⁴⁶ City Gardener's Report, Lord Mayor's Report 1940-41, 31 October 1941, p. 66; and briefing notes prepared by Leonie Stella, 16 August 1990, HCWA PD File 8068.

⁴⁷ Ibid.

Wishing Well became a well recognised landmark at the exit from the Causeway and at the entry to Victoria Park.

On 4 October 1940, the *Government Gazette* announced that the Albany main road 'from the eastern end of the Causeway at Perth to its junction with York street (sic) at Albany' was named 'Albany highway' (sic) from 2 October.⁴⁸

In December 1940, Perth City Council adopted the Estimates for expenditure in 1941, including the sum of £149 for path and improvements for the land at the corner of Asquith Street and Albany Highway, less £30 paid by H. L. Brisbane & Wunderlich Ltd.⁴⁹

In 1941, Shepperton Road was extended northwards towards the Causeway, and *Windmill and Wishing Well* was henceforth bounded also by Shepperton Road.⁵⁰

On 29 September 1941, a meeting of Perth City Council considered a letter from H. L. Brisbane & Wunderlich Ltd., and the report by the City Engineer, which recommended that, subject to reference to the Finance Committee

a concrete slab path be constructed around their display park bounded by Albany Road, Shepperton Road, and Asquith Street, at an estimated cost of £110, on the basis of the company contributing £30 towards the cost.⁵¹

A motion to that effect was duly carried.⁵²

On 31 October 1941, in the City Gardener's Report, H. N. Braithwaite reported regarding the display park at 'the corner of Albany Highway and Shepperton Road':

Last year this land was leased to Messrs. H. L. Brisbane & Wunderlich Ltd., and it has been converted at their own cost into an attractive display park.

A concrete slab path has now been laid on all frontages, and trees planted, the Company paying portion of the cost.⁵³

In 1945, the Perth City Council resumed portion of Lot 1x Swan Location 36, bounded by Albany Highway, Great Eastern Highway (formerly Ascot Road) and Asquith Street for recreation ground and road purposes from F. J. Deacon at a cost of £3,600.⁵⁴

On 23 May 1975, the *Government Gazette* gave notice of the intention to resume portion of Lot 1x of Swan Location 36, the site of *Windmill and Wishing Well*, for widening of Albany Highway.⁵⁵

Circa 1989, the blades of the windmill of *Windmill and Wishing Well* had to be replaced.⁵⁶ Replica blades were made, and the work implemented under the

48 *Government Gazette* 4 October 1940, p. 1770.

49 Estimates for 1941, Minutes City of Perth op. cit., p. 210, 16 December 1940.

50 Minutes City of Perth 1940-41, PROWA AN 20/1 Acc. 2826 Item 31, 29 September 1941.

51 Ibid.

52 Ibid.

53 City Gardener's Report, Lord Mayor's Report 1940-41, 31 October 1941, p. 66.

54 Acting Town Clerk to City Treasurer, Perth City Council, Resumption of Land on Albany Road, Asquith Street and Great Eastern Highway, PROWA AN 20/5 Acc. 3054 Item 835 (1952), 6 September 1945.

55 *Government Gazette* 23 May 1975, p. 1411.

56 Brian Callander, Town of Victoria Park, conversation with Robin Chinnery, 19 February 1999.

direction of the City of Perth, as Victoria Park was part of the City at that date.⁵⁷

In 1993, the Towns of Victoria Park, Vincent, and Cambridge were separated from the City of Perth, to become separate municipalities. The Town of Victoria Park has had responsibility for the place since the separation.

In 1997, *Windmill and Wishing Well* was reported to be 'in the process of being upgraded by Midland Brick in conjunction with the Council.'⁵⁸ No details of the proposed work and whether it was implemented have been located. There appears to have been no work implemented and it would have been somewhat inconsistent for Midland Brick to carry out work on a rival company's original promotional display.

In May 1998, *Windmill and Wishing Well* was listed in the Draft Municipal Heritage Inventory for the Town of Victoria Park, with the Category B.⁵⁹ Category B recommends a high level of protection, the encouragement of conservation and the preparation of a more detailed assessment. The historical information recorded the date of construction as 'around 1938', and the stated that the park in which the place stands 'was commonly known as Asquith Park'; however, this name does not appear on plans of the locality.⁶⁰ Further, that a sculpture of a lion had been on display at the site until damaged by vandals, 'who frequently placed a bottle of beer between its paws'; and that consequently the sculpture had been removed.⁶¹ The Draft Municipal Heritage Inventory Statement of Significance stated that the place 'has aesthetic and historic significance', it was in good condition, and its integrity was good.⁶² It was noted that *Windmill and Wishing Well* was one of the few H. L. Brisbane & Wunderlich Ltd. displays extant in the Perth metropolitan area, and was representative of 'a particular era of commercial advertising.'⁶³

On 23 June 1998, the Council of the Town of Victoria Park considered correspondence from the Heritage Council of Western Australia regarding the referral of *Windmill and Wishing Well* under Section 9 of the Heritage Act of Western Australia, and a memorandum from the Acting Manager Environmental Health and Building Services, Ron Hurdle, regarding the condition of the place, following inspection of the place by Council's Land and Building Officer, R. Grickage, with a subcontractor, B. Clynk.⁶⁴ The place was 'currently in a state of disrepair.'⁶⁵ It was estimated that a professional assessment of the costs to make the windmill structurally sound would cost \$5,000, and the estimated cost of remedial works to the windmill to make it structurally sound either in its present location or to reconstruct it in an

57 Ibid.

58 Place no. VP 57, Draft Municipal Heritage Inventory Town of Victoria Park (1998).

59 Ibid.

60 Ibid, p. 2; and Planning Department Town of Victoria Park, telephone conversation with Robin Chinnery, 3 March 2000.

61 Ibid. Note: No details have been located relating to the origins of the sculpture, its location, or its removal. The source reference for information about the sculpture is not given in the MI.

62 Ibid.

63 Ibid.

64 Town of Victoria Park Ordinary Council Meeting - Minutes, 23 June 1998, p. 54; and Memorandum from Acting Manager Environmental Health and Building Services Executive to Executive Manager Planning and Development Services, Town of Victoria Park, 8 June 1998.

65 Ibid, p. 55. See attachments for full details of condition of windmill at June 1998.

alternative location would be \$20,000.⁶⁶ The Council resolved to support the listing of the place on the State Register of Heritage Places, and to 'allocate \$5,000 in the Draft Budget for 1998/99 for investigations by a structural engineer into the options of restoration or relocation of the windmill to a more visually prominent position'.⁶⁷

On 25 June 1998, John Bonker was directed to make the windmill safe and to do some cosmetic repairs to the place.⁶⁸ In 1998-99, steel bracing was inserted inside the windmill as a temporary measure to ensure the safety of the place.⁶⁹

In early 2000, *Windmill and Wishing Well* remains in its location at the corner of Albany Highway, Shepperton Road, and Asquith Street, Victoria Park. The place is less visible than in its earlier years as it is somewhat obscured by the growth of the tree plantings in the surrounding park. Nonetheless, it remains a significant landmark in Albany Highway, at the northern gate way to the Town of Victoria Park, and is highly valued by the community for its aesthetic characteristics.⁷⁰

13.2 PHYSICAL EVIDENCE

Windmill and Wishing Well comprises a model windmill and wishing well in a park land setting, designed by Architect Marshall Clifton as a display for H. L. Brisbane & Wunderlich Ltd.

Windmill and Wishing Well is located on a roughly triangular shaped piece of land on the south eastern approach to the Causeway in Victoria Park. The busy Shepperton Road runs along its northern side, the closed off section of the Albany Highway to the south, and Asquith Street along its eastern side.

The edges of the park have concrete barrier kerbs, and there is a bitumen path along the southern side and a concrete path along the eastern side, together with a small section of concrete path on the northern side. None of these treatments are part of the original concept. The eastern edge has a line of four Peppermint or Lace trees (*Agonis flexuosa*) and a further row of the same species set on an angle to the present kerb line is a reminder of the time when the road alignments were slightly different to those of today. The southern boundary has a pair of Queensland Box trees (*Lophostorum conferta*). The major part of the park setting around the *Windmill and Wishing Well* is grassed with couch grass.

Windmill and Wishing Well are set towards the south-east corner of the site, with the windmill at the western end of this arrangement and the model wishing well at the eastern end. The two built elements are almost surrounded by dense mixed planting. Once visible from all sides, the planting has matured and all but obscured the wishing well from view. The planting around the model windmill is lower and this low planting combined with the raised platform on which the windmill stands allows the windmill to retain its landmark quality.

⁶⁶ Ibid; and Memorandum from Acting Manager Environmental Health and Building Services Executive op. cit.

⁶⁷ Ibid. Note: the assessment has not been implemented.

⁶⁸ Memorandum L. Eaton to John Bonker and C. E.O., cc. to Rod Grickage, Brian Callander and Ron Hurdle re Windmill, Town of Victoria Park, 25 June 1998.

⁶⁹ Rod Grickage, conversation with Robin Chinnery, site visit, Robin Chinnery and Philip Griffiths, 17 February 2000.

⁷⁰ Draft Municipal Heritage Inventory Town of Victoria Park op. cit.; and referral to HCWA by Alice Steedman, 7 January 1998.

Windmill

The model windmill is set on a raised area, which is retained by coffee rock pitching, and the immediate ground around the building is planted out with plumbago (*Plumbago carpendis*). Planting hangs over the shallow pitch brick steps that lead up to the windmill's door. The windmill itself is a stylised model of the type found in Suffolk and Norfolk. It has a face brick base on an octagonal plan and stud framed upper walls, which have a bell house shape at the timber and brickwork junction. The sides are clad with rusticated weatherboards. The eaves corbel out from the walls and then the roof takes a mansard form in two section of about 78 and 30 degrees respectively. The roof is covered with plain natural terracotta clay tiles, laid on timber battens.

The windmill sail, a replacement for the original, is a four part element made up of timber sections and the sail is set into the roofed section. The roof and sail are fixed so that neither rotates. There are four pane fixed windows, though the window at the lower level has been broken and the opening boarded up. The front door is ledged and boarded with decorative wrought hinges.

The cavity brick plinth does not use squint bricks, so that the junction of the octagonal planes of brickwork are crude straight joints, which is somewhat ironic for a company who specialised in making bricks, leaving the joints to be of such a primitive finish.

Maintenance on the exterior fabric has not been systematic and elements such as the weatherboards, windows, plain tiles and door are in urgent need of attention.

The interior of the windmill simply reveals the framing to the structure. It comprises timber studs, cross bracing, wire ties, the back faces of weatherboards, and tile battens. Though the floor structure is in place and appears to be quite sound, the floorboards are missing and have been replaced with weldmesh as a temporary repair strategy.

There is no obvious physical evidence of change, other than deterioration and repair work. The condition of the exterior is fair to poor and the interior is in fair condition.

Wishing Well

The wishing well is set on the edge of the grassed area and is surrounded on three sides by a garden bed. The planting encroaches on the wishing well and a Wisteria (*Wisteria spp.*) has been trained up over it. There is evidence to suggest that the wisteria is causing damage to the plain tile roof and the timber work, in addition to the fact that the creeper is visually overwhelming the structure.

The wishing well comprises a brick paved floor, the wishing well and a timber framed steeply pitched roof shelter.

Stretcher bond brick paving with header course edges make up the finishes of the low plinth on which the wishing well is centred. The well itself comprises a low brick circular plinth with arched decorative wrought iron work over the mock well shaft. The well wall uses standard brick in combination with tapestry textured bricks and panels of other Wunderlich products as decorative elements. Pieces of tile and over-burnt bricks or clinkers are used in abstract patterns on four sides of the well. The interior of the well is rendered out. The wrought iron work over the well is simply treated with decorative elements applied to the main structural elements. A bucket hook

is located at the junction of the supporting members. Some of the decorative elements have been broken off and are missing.

The shelter structure comprises a timber frame and plain tile roof. Column members are 8" (200mm) square with a 6" (150mm) x 3" (75mm) perimeter roof beam, 4" (100mm) x 2" (50mm) shaped rafters and tile batters and a covering of natural terracotta plain tiles. The ends of the rafters are decoratively carved and the deep barge board is treated with the same decorative treatment. A decorative knee brace connects each column to the edge beam at the gable ends. Further, the gables are braced with a timber cross brace and the top of the gable decoratively treated with vertical timbering.

The roof form is a striking feature with the steeply pitched gable form belling out at the eaves and the sculpted rafter ends providing visual support to the roof. The plain tiles are well suited to the scale of the building and demonstrate their flexibility in sculpting roofscapes.

Maintenance on the fabric has not been systematic and elements such as plain tiles and timber components are in urgent need of attention. Consideration should be given to removing or controlling the wisteria, which obscures the building and is the source of some of the building defects.

There is no obvious physical evidence of change, other than deterioration and repair work. The condition of the exterior is fair to poor and the interior is in fair condition.

13.3 COMPARATIVE INFORMATION

Outdoor displays were an innovation introduced in Perth by Lance Brisbane in the early 1930s, with the first of the displays built in Stirling Highway, Claremont. Over the next twenty years, numerous display parks were developed in the Perth metropolitan area by H. L. Brisbane and Company Ltd., and after its amalgamation with Wunderlich's Western Australian operations in late 1938, by H. L. Brisbane & Wunderlich Ltd., and subsequently, Bristile. The displays were generally constructed on small plots of land which were too small for other purposes, leased from a local authority and maintained at the company's expense, located alongside major traffic arteries, and near to developing residential areas.⁷¹

A number of the displays featured miniature cottages, such as that built in 1937, on the reserve along Ascot Road (now Great Eastern Highway), which is extant, but without its tile roof, in early 2000. One of the best known displays was 'The Land of Make Believe' (1956), constructed at the corner of Stirling Highway, and Hampden Road, Nedlands, which featured various nursery rhymes.⁷² It was demolished to make way for the building of Secondary Teachers' College, later re-named the Western Australian College of Advanced Education, and is now part of the University of Western Australia.

Windmill and Wishing Well and the display in Great Eastern Highway, Belmont, has rarity value, as only two of the product displays extant in 2000.

⁷¹ Moore, Bryce op. cit., p. 185.

⁷² *Bristile Land of Make Believe* (Bristile, Perth, n.d., c. 1956)

13. 4 REFERENCES

No key references.

In addition to the sources recorded in the footnotes, the following sources were consulted:

- β Archival search at City of Perth, and Building Licence Applications, City of Perth, 1938-1941.
- β City of Belmont and Belmont Historical Society.
- β Bristle.
- β John B. Fitzhardinge, Architect, who also asked his peers among the retired architects of Perth for any information.
- β David Kelsall, Architect.
- β Bryce Moore.
- β Val O'Brien, who compiled the Municipal Inventory for the Town of Victoria Park.
- β Phil Paterson, and Brian Somes, former General Managers of the company, and Michael Way, former Company Secretary.
- β Duncan Richards.
- β Alice Steedman, Architect.
- β Barbara van Bronswijk, Curator of the Clifton Collection at Curtin University of Technology.

13. 5 FURTHER RESEARCH