

**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES Supporting Information

PLEASE NOTE: This Assessment Documentation is intended to provide sufficient information to consider the place for inclusion in the State Register. It is not intended to provide a complete record of the history of the place or its physical presentation.

10. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the section 38 of the *Heritage Act 2018*. It is considered that the place warrants inclusion in the State Register against the following factors relevant to cultural heritage significance:

10(a) Importance in demonstrating the evolution or pattern of Western Australia's history;

The original building, Pearl Villa (1887) reflects the expansion and development of residential buildings on the Perth city fringes that occurred as a result of rapid population growth following the discovery of gold in Western Australia in the 1880s and 1890s.

Hostel Milligan, Perth illustrates the development, occupation and evolution of commercial and residential facilities in central Perth from the 1880s to the Inter-War period, and up until 2019.

10(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage;

The original building, Pearl Villa (1887) is a rare extant example of a 19th century residence in Perth that retains its original layout and much of its detailing which reflects the simplicity of the Victorian Regency style.

10(c) Potential to yield information that will contribute to an understanding of Western Australia's history;

There is some potential for under-floor archaeological deposits to be present in the building, which may provide some information on the varied occupants of the hostel over the period of occupation.

10(d) Its importance in demonstrating the characteristics of a broader class of places;

The original 1887 residence (Pearl Villa) is representative of Perth's expansion and intensive building program that occurred during the gold rush period of the 1880s and 1890s. The layout and detail of this building demonstrates the lifestyle of wealthy members of Perth society at this time.

From the 1890s, Pearl Villa (1887) was used as residential accommodation and from 1930 to 2019, *Hostel Milligan, Perth* provided low cost, boarding house style accommodation, a practice which is no longer common in Perth.

The additions (1930) demonstrate the development of Perth in the Inter-War period, being located in the vicinity of other Inter-War buildings such as the adjacent P01330 *WD & HO Wills Warehouse (1927)* and the former ANZ Bank (c1930s) redevelopment located immediately east.

10(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

The original building, Pearl Villa (1887) is an extant example of a 19th century residence in Perth that retains its original layout and internal detailing reflecting the simplicity of the Victorian Regency style.

The additions (1930) are a good example of the Inter-War Art Deco style applied to a commercial building in Perth that contribute to the streetscape due to their prominent position at the junction of Murray and Milligan streets.

10(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;

Hostel Milligan, Perth is associated with past prominent members of the Perth and wider business community, including Joseph Clarkson, the Levinson family and John Spence Christie.

11. SITE PLAN

The following plan shows all of the elements included within the place.

¹ 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.



Site plan showing Lot 1 and portion of Lot 2.

12. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment prepared by Department of Planning, Lands and Heritage staff with contributions from Prue Griffin and Gemma Smith of Hocking Heritage + Architecture in October 2023.

12.1 DOCUMENTARY EVIDENCE

Hostel Milligan, Perth, comprises a two storey brick and iron residence constructed in 1887 in the Victorian Regency style (Pearl Villa), extended in 1930 as commercial premises by two storey additions displaying elements of the Inter-War Art Deco style.

Heritage Council of Western Australia Theme (s)

This analysis is based the Thematic History of Western Australia² (WA Thematic). The following thematic histories are relevant to the history of the place:

Economy – Natural Resources

- 1893 - Broome gazetted, becoming centre of the pearling industry by end of the decade – (it is likely that the wealth Clarkson gained through his pearling interests enabled him to purchase land in Perth and construct Pearl Villa)

Peopling WA

- 1890s - Gold boom - urban centres flourish, Fremantle port and Perth city solidify as colonial hubs and suburban expansion of Perth begins.

Cultural – domestic life

- 1890s - Gold boom makes society more complex and prosperous, available building industry professionals and finance increase housing standards. Terrace housing largely does not develop and double-storey residences remain reserved for wealthy families.
- 1930-1937: Depression sees standards of living plummet, number of people living in poverty increases; urban males particularly hard-hit.
- Late 1930s – purpose-built flats increasingly popular, esp along major transport routes, close to Perth city centre, and near civic amenities esp UWA

The Noongar groups living in and around the Perth area are collectively known as the Whadjuk, whose significant cultural sites include Derbal Yerrigan (Swan River) and Karra kata (King's Park).³ The Whadjuk comprised small family groups moving through the landscape in response to seasonal change, utilising a toolkit of wooden and flaked stone tools and grinding stones, notably of quartz, dolerite and chert.⁴

² 'A Thematic History of Western Australia' (incl. Framework Spreadsheet & Narratives). Prepared for the Heritage Council of WA by Clare Menck, Historian, June 2018.

³ 'About the Whadjuk Region', Kaartdijin Noongar – Noongar Knowledge, accessed 5 February 2020, <https://www.noongarculture.org.au/whadjuk/>

⁴ Crawford, I M, 'Aboriginal cultures in Western Australia', & Hallam, S, 'The First West Australians', in A New History of Western Australia, C T Stannage (ed.), UWA Press, 1981, pp. 16-20, 56-66; Meagher, S & Ride, W

This way of life began to be disrupted after 1829 with the arrival of British colonists, who established the settlements of Perth and Fremantle along the Swan River. At this time, Perth was situated on the arable land at the foot of Mount Eliza, with long, thin land grants jostling for access to the fertile soils along the river.

The discovery of gold in the Kimberley, Murchison and the Yilgarn regions of Western Australia in the 1880s and 1890s, had a dramatic impact on the development of Perth. An increase in population due to gold rush immigration and the subsequent rise in economic prosperity saw the physical nature of the city change dramatically. By the turn of the twentieth century, Perth had transformed into a city of streets lined with elaborate architect designed multi-storey buildings.⁵ The opening of the Fremantle-Guildford Railway and the construction of Central Perth Station on the northern side of Wellington Street in 1881, initiated further development of the city centre, particularly on the northern side of the city close to the railway station. Insurance buildings and commercial offices were constructed along St George's Terrace, and businesses, shops and warehouses were established in Murray, Hay and Wellington Streets.⁶ The prominent citizens of Perth lived predominantly in St Georges Terrace and Adelaide Terrace with West Perth gaining in popularity late in the 19th century.

Hotels and lodging houses opened for business to cater for the influx of workers such as miners and professional men seeking opportunities created by the gold boom. Throughout the nineteenth century Perth's population was dominated by men, with three men for every two women.⁷ As workers flooded in from the eastern states and around the world, the need for short to medium term accommodation increased.

Several of Perth's prominent businesspeople and investors took advantage of the increased prosperity and building boom in the central business area by purchasing property and erecting mixed retail and commercial premises. Prominent property investments at the time included P1993 *Theatre Royal & Metropole Hotel (fmr)* RHP (1894), and the P01990 *McNess Royal Arcade* RHP (c.1896).⁸

Site of Pearl Villa

The land which is the site of *Hostel Milligan, Perth* was advertised for sale in April 1885 by Auctioneers, Courthope & Co.⁹ Lot H48 extended from Hay Street to Murray Street on the west side of Murray Street. The land was initially for sale as one lot but was then offered for sale in four portions of '50ft x 99ft'.¹⁰ In July 1886, two lots, Lots 1 and 2, the most northern lots, were purchased by Joseph Charles Clarkson.¹¹

D L, 'Use of natural resources by the Aborigines of south-western Australia', & Berndt, R M 'Aborigines of the SouthWest', in *Aborigines of the West: Their Past and Present*, R M Berndt & C H Berndt, (eds.), UWA

5 Seddon, G & Ravine, D, A, *A City and Its Setting*, Fremantle Arts Centre Press, Fremantle 1986, pp146-147.

6 Ibid, Seddon, G & Ravine, p.100.

7 Ibid, Seddon, G & Ravine, p.146-147.

8 'City of Perth Central Precinct', draft heritage assessment prepared for HCWA, June 2002.

9 *The West Australian*, 23 April 1885, p. 2.

10 Ibid. The owner of the lot was Henry George Menkens as noted in the will of Joseph Charles Clarkson, reproduced in the Probate record for Joseph Charles Clarkson, item 1890/1003 cons 3403, SROWA.

11 Certificate of Title, 19/57, Landgate, 18 July 1886.

Joseph Charles Clarkson (1849-1890) was one of seven children of Charles Foster Clarkson and Hanna Eliza Leeder.¹² Charles Clarkson was a storekeeper in Perth and built the first two storey house on the Perth waterfront.¹³ The Clarkson brothers were active in the exploration and settlement of the Colony.¹⁴ Joseph's career was mixed, he and another brother Henry James Clarkson established a business as storekeepers in Pinjarra but the business failed.¹⁵ Joseph was more successful in the north west as part owner of a pastoral lease and several pearling vessels between 1878 and 1886.¹⁶ It is highly likely that the wealth Clarkson gained through his pearling interests enabled him to purchase land in Perth and construct the residence he named Pearl Villa.¹⁷

Construction of Pearl Villa

Pearl Villa was built in 1887 by builder Jesse E. Hammond who was the half-brother of Joseph Clarkson.¹⁸ It is not known whether they engaged an architect for the project, but it is likely that Hammond designed the house in consultation with Clarkson. A photograph of the house shows a plaque above the front door with what appears to be the inscription A.D. 1887.¹⁹ This construction date is also indicated by the evidence of the will of Joseph Clarkson which described in September 1886 the purchase of the land and his intention to build a residence on the site.²⁰

It is not clear that Clarkson ever lived at his new home as he died in 1890 at the age of 41.²¹ Before his death, he was living with his sister Hanna Key from 1889 to 1890.²² In 1889, the house was advertised for let, and was described as follows:

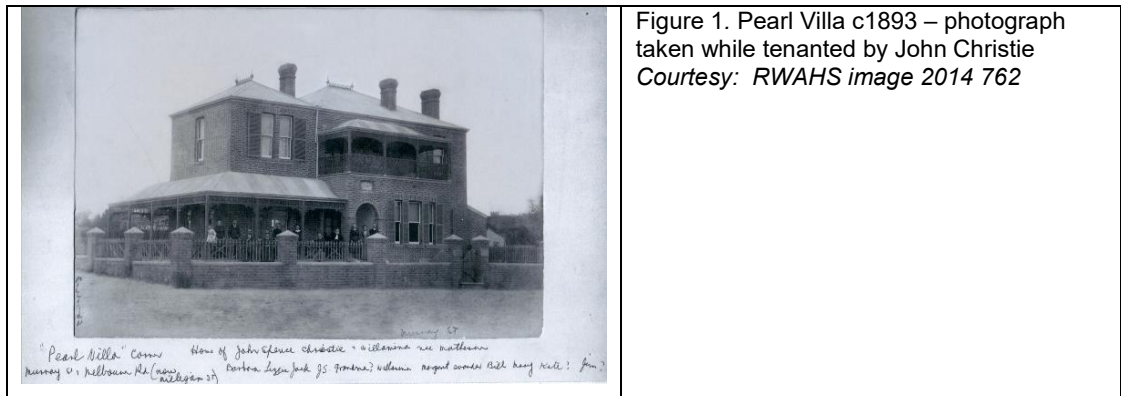
TO BE LET, unfurnished, at the end of August, a HOUSE at the corner of Milligan-street and Murray-Street; seven bedrooms, three sitting-rooms, kitchen, scullery, coach-house, stables, fowl-house, small garden, water laid on upstairs. ²³

In 1891, following the death of Joseph Clarkson, the property was transferred to the executors of the will, George Randell and William Pearse, both of whom were members of the Legislative Assembly.²⁴ Later in the same year the property was

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- 12 Erickson, Rica [ed] *The Bicentennial Dictionary of West Australians pre 1829-1888*, Vol 1, UWA Press, 1979, p. 558.
- 13 Ibid.
- 14 Ibid.
- 15 *The Perth Gazette and West Australian Times*, 28 May 1869, p. 2.
- 16 Erickson, op. cit. p. 559.
- 17 Probate record for Joseph Charles Clarkson, item 1890/1003 cons 3403, SROWA.
- 18 Erickson, Rica [ed] *The Bicentennial Dictionary of West Australians pre 1829-1888*, Vol II, UWA Press, 1979, p. 1337.
- 19 Photograph of Pearl Villa, held by the landlord of Milligan Hotel, Tony Ransom and supplied to Prue Griffin, in 2009.
- 20 Probate record for Joseph Charles Clarkson, item 1890/1003 cons 3403, SROWA.
- 21 <http://austcemindex.com/inscription.php?id=7761871>
- 22 *The Daily News*, 13 December 1890, p3.
- 23 *The Inquirer and Commercial News*, 26 June 1889, p. 3. Harry Anstey was the Government Assayer and property developer and probably acting as an estate agent in this circumstance.
- 24 Certificate of Title, 19/57, Landgate, 18 July 1886, dated 9 July 1891. Randell and Pearse were the executors of Clarkson's will as reproduced in the probate record for Joseph Charles Clarkson, item 1890/1003 cons 3403, SROWA.

transferred to five nieces of Joseph Clarkson, the daughters of his sister Hanna, who held the property until August 1928.²⁵ In the same year the property was transferred to Virginia Augusta Marion Levinson²⁶, who was married to Felix Shakespeare Levinson a member of the family of jewellers and opticians who had premises at 713 Hay Street.²⁷

Post Office Directories for the period record that Pearl Villa was occupied by tenants from 1889 and one long term tenant was John Spence Christie and his family, from at least 1893.²⁸ Christie was a boot maker and importer who established a workshop south of Pearl Villa in Milligan Street. Christie was a successful businessman and member of the Perth City Council.²⁹ A photograph of Pearl Villa taken at the time it was occupied by the Christie family shows the residence as having face brick work, a corrugated iron roof and a verandah, with the building set well back from the street frontage (fig 1).³⁰ The Christie family, which included six children,³¹ lived at Pearl Villa, designated as 487 (or 465) Murray Street until 1910.³² During this period the area continued to have an association with boot makers. *Wise's Post Office Directories* list Guiatt Jno, a boot maker resident at 47 Milligan Street from 1907-1913, followed by Alf Moore, boot maker from 1914 to 1934.³³



Following a prolonged period of prosperity, the economic expansion and development of the State came to a virtual halt with the outbreak of World War One in 1914. This was followed by the Great Depression of the late 1920s and early

25 Certificate of Title 19/57, Landgate, lodged 10 August 1891. During the period of ownership by the sisters there were some changes in name as the women married and also Ella Marion Sherwood (nee Key) transferred her portion to the other sisters in 1907.

26 Certificate of Title 218/178, Landgate, registered 21 September 1928.

27 Levinson's and Sons premises in Hay Street, images 8292B/26434-2-3, 5, State Library of WA. The firm of Levinson's and Sons were prominent in Perth from their establishment in 1896-1961

28 *Wise's Post Office Directory*, State Library of WA online edition, <http://www.slwa.wa.gov.au>, 1893, p. 44,

29 Erickson, Rica (ed) Bicentennial Dictionary of Western Australians, Volume 1 A-C, UWA Press, 1979, p. 535.

30 Photograph of Pearl Villa held by the Royal Western Australian Historical Society, image p2014_762 (1), undated.

31 Registry of Births Deaths and Marriages, State Records Online, entry for births of John Spence Christie and Wilhelmina McKay Matheson Christie <http://www.bdm.dotag.wa.gov.au>

32 *Wise's Post Office Directories*, online edition <http://www.slwa.wa.gov.au>. (1907 -1934)

33 *Wise's Post Office Directories*, online edition <http://www.slwa.wa.gov.au>. (1907 -1934)

1930s, which had a tremendous impact on the recovery of the state's economy following the war.³⁴ Although building activity during the Inter-War period was generally quiet, several new buildings were constructed in central Perth at this time. Most building projects were limited to a few hotels, such as *The Adelphi*, and smaller office buildings, none of which exhibited the grandeur and opulence as those constructed during the prosperous gold rush years. New buildings at this time included the *Atlas Building* (1930), the CML Building in St Georges Terrace (1936), which was Perth's first skyscraper at 14 storeys high - demolished in 1980, the Victoria Insurance Building (1927) - demolished in the 1980s, and *Lawson Flats* (1937).³⁵

The area around Milligan Street developed slowly as it was further from the city centre and the railway station. Buildings constructed during the Inter War period in this area included the P01330 (RHP) *WD & HO Wills Warehouse* (1927), and the former *ANZ Bank* (c1930s) both of which are located on the adjacent street corners.

Construction of Hostel Milligan

In 1930, a plan for additions to the building was prepared by James Douglas Sanders for the owner, Virginia Levinson and approved by the City of Perth. The plan shows the addition of a two-storey brick and iron commercial building to the north and east of the existing building, thus wrapping the front elevation on the street frontage. The new building included new shops on the ground floor and residential rooms above. The existing building provided service rooms for the new function of the building and some larger guest rooms. It is noted on the plan that the RS joists on the first floor were repeated for a future second floor.³⁶ A photograph of the construction of *Hostel Milligan, Perth* shows the rendered façade is largely consistent with the current form and the plan although the shop front doors are set back and relocated.³⁷

³⁴ Ibid, Seddon, G & Ravine, p.174-175.

³⁵ Ibid, Seddon, G & Ravine, p.178.

³⁶ Plan 'Alterations and Additions to Premises cnr Murray and Milligan Sts, Perth (on portion of Perth Town Lot H48) Proposed Shops and Residential Rooms, J. Douglas Sanders, City of Perth archives.

³⁷ Construction of Hostel Milligan, Perth, 1929, State Library of WA, Image call number 8956B/1136.

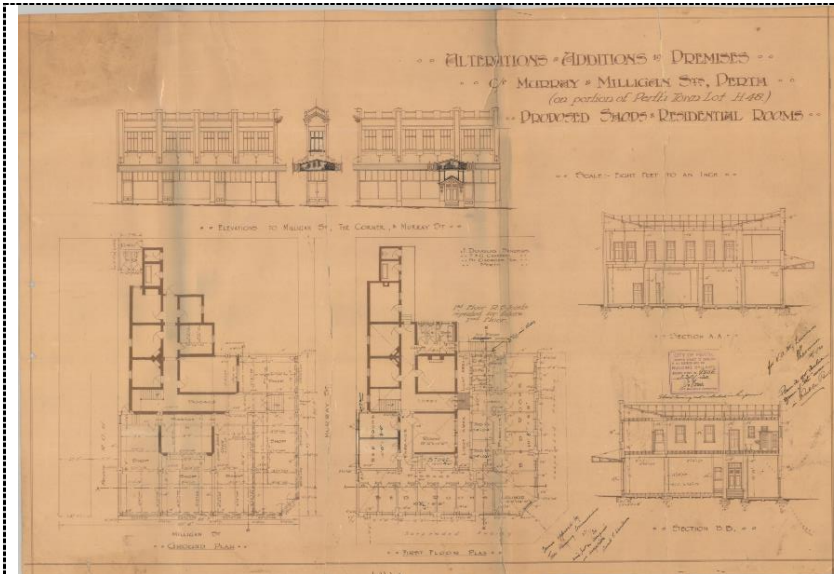


Figure 2. Hostel Milligan, Architectural Plans, dated 1929



Figure 3. Hostel Milligan, Perth under construction, 1929. Courtesy SLWA. 014038PD

It is not clear whether the three bay carport which formerly adjoined the west elevation of *Hostel Milligan, Perth* on Murray Street, was built at the same time as the hostel additions. It did exhibit similar Inter-War detailing suggesting it was built around the time of the 1930 addition. The provision of a garage for the building indicates the growth of personal vehicle ownership in the Inter-War period.

In September 1930, an advertisement in *The Sunday Times* stated that the new Hostel Milligan, Perth was now open and invited applications for reservations.³⁸ The place was described as modern and well equipped with single or double rooms at moderate prices.³⁹ The first proprietor of the hostel was Mrs. Vera Hallam and the occupier of the main shop on the ground floor was John Hallam, a used car salesman.⁴⁰

³⁸ The name of the place was originally Hostel Milligan, Perth and has been known as the Milligan Hostel or Milligan Hotel at different times. It is noted that currently the name moulded on the façade of the building 'Hostel Milligan, Perth' has the 's' unpainted so that the wording appears as 'Hotel Milligan'.

³⁹ *The Sunday Times*, Sunday 28 September 1930, p. 7.

⁴⁰ *Wise's Post Office Directories*, online edition <http://www.slwa.wa.gov.au>. (1907 -1934)

A later occupant of the shop on the ground floor was Perth Car Sales, managed by L H Chalmers. This area of central Perth was closely associated with the motor vehicle industry and contained many car display rooms and workshops. In 1931, other occupants of the ground floor shops included tearooms, a tobacconist and newsagents, and a spring manufacturer.⁴¹

Residents at Milligan Hostel were varied. In October 1931, Clement Mason, a share broker aged 50, died of natural causes and was found in his hostel bed by a housemaid.⁴² During 1935, hostel tenant Stanley Flynn, 25, an electrician, was involved, along with three other men in the murder of the caretaker of Caris Brothers jewellery shop in Hay Street. In August 1935, he was found guilty of murder and given a life sentence with hard labour.⁴³ It appears that single young women also boarded at the hostel as an article in the West Australian states that Eva Andrews, 18, a waitress of the Milligan Hostel, Perth had appeared in the Perth Police Court charged with stealing an attaché case containing women's clothing and a handbag.⁴⁴

In March 1939, allegations of misrepresentation were made in the Supreme Court against the proprietors of Milligan Hostel, Alice and George Ford in relation to the proposed sale of the hostel to Olive and William Topliss, proprietors of the Federal Hotel in Bunbury.⁴⁵ It was alleged that the Fords had falsely painted a glowing picture of the business in regards to profits and expenditure, where in reality the profits were much less than represented and the expenditure much higher.⁴⁶ In April 1939, the Supreme Court found that the Fords guilty of fraud and awarded £500 in damages to the Toplisses.⁴⁷

41 *Wise's Post Office Directories, online edition* <http://www.slwa.wa.gov.au>. (1931)

42 *The West Australian*, Thursday 15 October 1931, p. 10.

43 *The West Australian*, Friday 30 August 1935, pp. 23-24.

44 *The West Australian*, Thursday 23 August 1945, p. 3.

45 It is noted that the owner at this time was still Virginia Levinson and the proprietors of the hostel was a separate lease arrangement.

46 *The West Australian*, Thursday 30 March 1939, p. 14.

47 *The West Australian*, Tuesday 4 April 1939, p. 3.

During the 1950s and 1960s, the city's inner suburbs became less desirable as more people sought the 'Australian dream' of a house on a quarter acre suburban block, and the city became a place to shop rather than to live.⁵¹ Throughout this time *Hostel Milligan, Perth* continued to function as a residential hostel, with an emphasis on attracting professional business couples or singles, as shown in newspaper advertisements for the place throughout the late 1950s.⁵²



Figure 5. View of *Hostel Milligan, Perth* & Tram No. 94, 1958.

Image Courtesy State Library image, image BA1995/84.

Throughout the second half of the 20th century into the first decades of the 21st century, *Hostel Milligan, Perth* offered short and long-term single room accommodation to visitors, mature students, and city workers, for rental periods of one week to one year.

In 2009, *Hostel Milligan, Perth* was included on the City of Perth Local Heritage Survey and Heritage List.

In 2014, the property was transferred to the current owners, Fragrance WA-Perth (Milligan) Pty Ltd.⁵³ The owners continued to offer the place for rental under the management of a caretaker.⁵⁴ The owners prepared a proposal to redevelop the site and in September 2019 all remaining tenants left the building.

In February 2020, as part of the proposed redevelopment of *Hostel Milligan, Perth* and a larger adjoining site, a heritage agreement was signed between the owners, City of Perth and the Department of Planning Lands and Heritage.

In March 2021, a fire took hold when the building was vacant. Damage to the place was confined to a relatively small area of the external fabric with more significant damage internally. No repairs have been undertaken since the fire.

Current Use

51 Ibid, pp. 332 & 333.

52 *The West Australian*, 5 August 1953, p. 35.

53 Certificate of Title, 1816/839, Landgate, 27/11/2014.

54 Tony Ransom was the caretaker of the property from 1990 and he gathered information about the place and passed it onto researchers who have interviewed him since the early 2000s.

In early 2023, the three-car garage located on Milligan Street was demolished and soon after, the adjoining lots to the south and west were cleared of all structures. *Hostel Milligan, Perth* is now the only building on a cleared site. Currently the place is secured and unoccupied.

12.2 PHYSICAL EVIDENCE

Siting

Hostel Milligan, Perth is located to the west of the Perth CBD, on the south west corner of Milligan and Murray Streets, opposite the *WD & HO Wills Warehouse* (1927) building (P01330 (RHP)) on the north west corner of the same junction, an early 1990's multi-level accommodation development constructed to the rear of the 1930s ANZ Building on the south east corner, and a single storey Art Deco inspired building on the north-east corner.

Hostel Milligan, Perth was originally constructed in 1887 as a two-storey brick residence known as Pearl Villa which was converted for hostel use following the construction of the 1930s Inter-War commercial and residential additions which wrap around the north and east elevations of the original 1887 building. Pearl Villa is located to the rear of the site and the enveloping two storey 1930 additions which extend around the Milligan and Murray Street frontages obscure the majority of the former residence from view. An adjacent development was demolished in early 2023 leaving the two sections of *Hostel Milligan, Perth*, as the only structures on the site.

Exterior

The 1930s hostel addition forms the principal facades of *Hostel Milligan, Perth* and was designed with retail premises to the ground floor to both the Milligan Street and Murray Street frontages and hostel accommodation to the upper level. The shops along the Milligan Street frontage have been retained, with the corner unit and have shop windows to both frontages. The former retail unit along Murray Street has been converted for hostel use and the street entrance removed.



Figure 6. View of *Hostel Milligan, Perth* taken from north east corner of main intersection. Photograph: Hocking Heritage + Architecture, September 2023.



Figure 7. View of *Hostel Milligan, Perth* taken from east side of Milligan Street.
 Photograph: Hocking Heritage + Architecture, September 2023.



Figure 8. View of *Hostel Milligan, Perth* taken from north side of Murray Street.
 Photograph: Hocking Heritage + Architecture, September 2023.

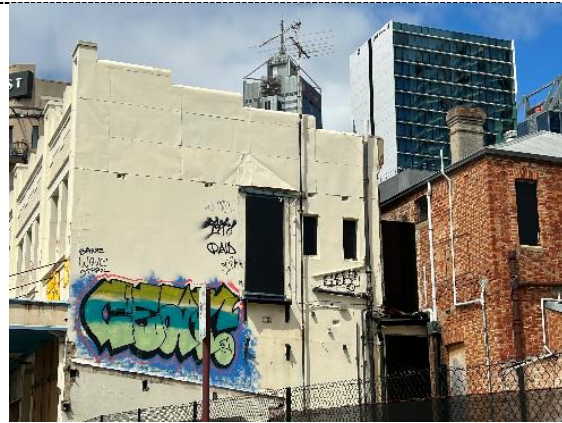


Figure 9. Western elevation of 1930s hostel accommodation showing Pearl Villa to the rear.
 Photograph: Hocking Heritage + Architecture, September 2023.

The roof of the former hostel building is fully obscured from view due to the parapet walls that extend around all elevations. The roof is a skillion form which slopes down from the parapet towards the rear of the addition. The roof is clad in corrugated zincalume sheeting. “Milligan Hostel” has been painted on the roof.

Although the building was subject to a fire in 2021, and neglect, the original design features of the 1930s hostel addition remain discernible. The building presents as a two storey Inter-War Art Deco structure along Milligan and Murray Streets. The brick and iron structure has been rendered and scored to create the impression of blockwork. A simple continuous parapet extends around the frontage, with stepped returns to the west and south ends of the addition. The stepped nature of the

parapet creates rhythm and form to the upper section of the building. The rhythm is further emphasised by the regular pattern of openings to the upper storey.

The windows are timber framed casement sashes and pivoting hoppers. It is unknown whether these are original or have been replaced to match the originals. The vertical emphasis of the north and east elevations is further enhanced by the pilasters extending from the parapet to the awning which also serves to divide the windows into pairs.

A suspended awning extends around both frontages and has a dual function of providing shade to the street as well as serving as a visual separator between the retail use at ground level and the accommodation use above.

The canopy is the original boxed awning with two decorative pediments along Milligan and Murray Streets and a further pediment facing the intersection of the two streets above the entrance into the corner retail unit. The sheet metal fascia conceals the corrugated canopy roof from view. The underside of the canopy is lined with pressed metal, painted and in a variable condition. Following the fire, aspects of the canopy have been burnt however remain extant albeit in poor condition.

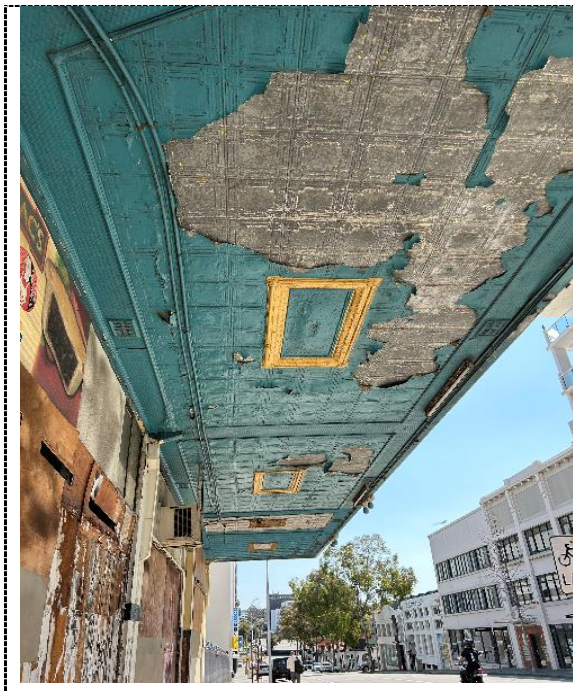


Figure 10. Pressed metal lining to underside of canopy.

Photograph: Hocking Heritage + Architecture, September 2023.



Figure 11. Damaged ornamentation to verandah canopy.
Photograph: Hocking Heritage + Architecture, September 2023.

A further detail of the façade is the concealed copper downpipes to the lower level of the elevations. These are in poor condition with sections missing however the function remains visible. Additional rainwater goods include rainheads, gutters and replacement downpipes.

In 2023, all the shop windows and doors were boarded up and it is unknown as to what extent the original fabric remains. Each retail unit has a large shop window with a traditional recessed entrance. Evidence of metal clad frames can be seen beneath the boarding. The shops predominantly face Milligan Street with the corner unit having an angled door and windows to both Milligan and Murray Streets. A previous assessment of the building notes that some of the timber frames have been replaced with aluminium frames.



Figure 12. View south along Milligan Street showing shop frontages.
Photograph: Hocking Heritage + Architecture, September 2023.



Figure 13. Recessed entry into Milligan Street shop.

Photograph: Hocking Heritage + Architecture, September 2023.



Figure 14. Large corner retail unit.

Photograph: Hocking Heritage + Architecture, September 2023.

With the exception of the corner unit, access into the shops was not possible at the time of inspection. Previous assessments have mentioned that some of the original smaller units have been combined to make larger spaces, though this alteration has little impact on the external appearance as the units still read as single shops.

The main entrance into the hostel is situated on Murray Street in line with the original entrance to Pearl Villa. The doorway is recessed and is accessed by three shallow terrazzo steps from the street level. The walls to the entrance are rendered and painted with a fake marble pattern. The entrance door is believed to be the original Pearl Villa entrance door which has been repurposed. The door is a traditional timber and glass panelled door with sidelights and fanlight.



Figure 15. Main entrance into *Milligan Hostel, Perth* – original Pearl Villa entrance door which was relocated to the 1930s section.

Photograph: Hocking Heritage + Architecture, September 2023.

To the rear of the site which is now partially visible from both Murray and Milligan Streets is Pearl Villa constructed in 1887 in a simple Victorian Regency style. Due to the enveloping nature of the 1930s additions across the facade, the house can no longer be read as such from the exterior. Following the removal of the adjacent development, the detail of the former Pearl Villa has been revealed in part, although alterations have occurred.

The main section of Pearl Villa is of brick construction with the brickwork laid in Flemish bond with a polychromatic aesthetic and distinctive stretcher brick window arches. The adjacent west wing is also of brick construction however the brickwork has been painted obscuring the original finish to the north and west elevations. The rear elevations to both sections remain in face brick with the contrast between the original wing and the west wing addition clearly visible in terms of brick colour.

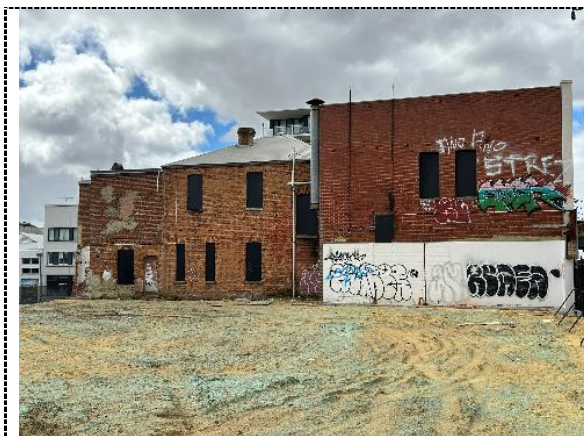


Figure 16. South elevation of Pearl Villa and the 1930s building.

Photograph: Hocking Heritage + Architecture, September 2023.



Figure 17. Upper storey addition to the south western end of Pearl Villa – contrasting brickwork.
 Photograph: Hocking Heritage + Architecture, September 2023.



Figure 18. North and western elevations of Pearl Villa clearly showing vulnerable condition of the north elevation of Pearl Villa following the removal of non-original elements.
 Photograph: Hocking Heritage + Architecture, September 2023.

The roof to Pearl Villa is in various sections. The main roof and the roof to the small east wing both have timber framed hipped roofs originally clad in short sheet corrugated iron sheeting but now clad in long sheet zincalume. The west wing has a skillion roof which extends northwards to form a canopy over the original balcony. A further skillion roof covers the single storey section to the western end of Pearl Villa.

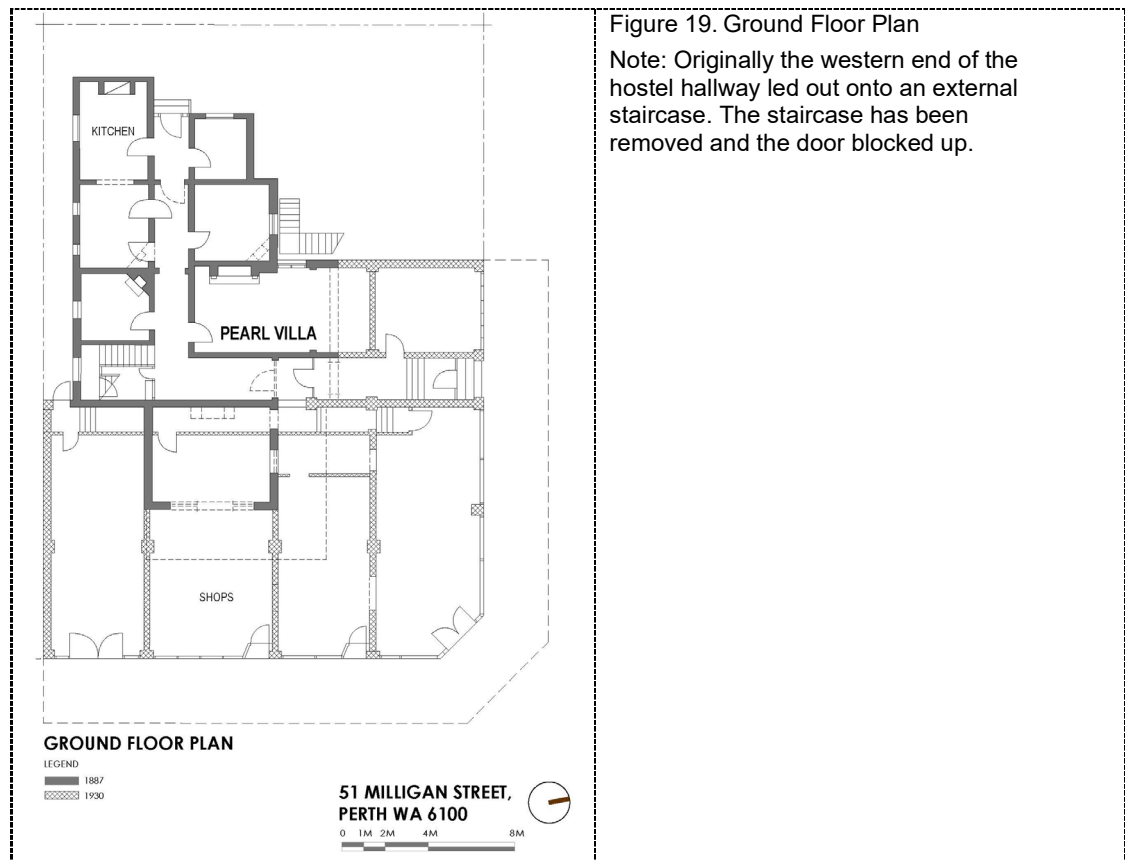
There are two original chimneys that remain extant. They are of red brick construction with contrasting yellow brick detailing with stepped brick capping and string course details. Both these chimneys are located on the main section of the roof. A third chimney of rendered brick is evident.

All the windows have been boarded over however are of varying dimensions according to the function of the internal spaces. The sills are brick, some with rendered finish.

The two sections of *Hostel Milligan, Perth* are connected at ground level by a full length hallway and at the upper level, the two sections are connected by a narrow walkway. The boarding to the west elevation currently obscures these elements from the exterior.

Interior

The interiors of *Hostel Milligan, Perth* comprise two main sections; the shops on the ground floor and the hostel accommodation above.



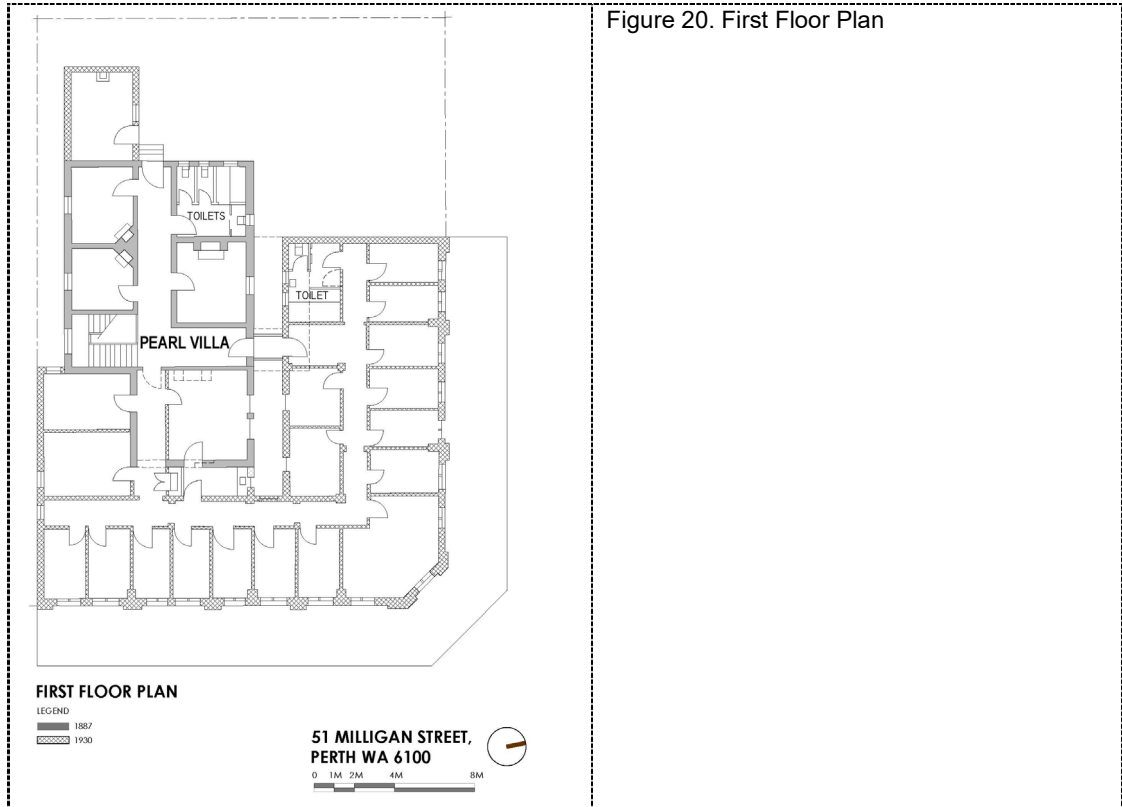


Figure 20. First Floor Plan

The shops are accessed directly from the footpath along Milligan Street however on the date of inspection, the three units could not be accessed. Part of the corner unit known as 'Caddy's Lunch Bar' was accessed and the interiors generally demonstrate recent fittings. The western section of Caddy's Lunch Bar has been boarded up with access no longer possible. An arched doorway leading from the corner unit into the adjacent unit along Milligan Street was also boarded up.



Figure 21. Non-original shop windows to the corner retail unit.

Photograph: Hocking Heritage + Architecture, September 2023.

An assessment undertaken in 2012 records that there are floor level changes between the corner unit and the two Milligan Street units that form the former 'Caddy's Lunch Bar' unit. The previous assessment also states that the ceiling

within 'Caddy's' appears to be from the 1930 construction although there is a false ceiling in one portion of the shop.

The entrance to the hostel section is from Murray Street opening into a hallway that seamlessly connects the two sections of *Hostel Milligan, Perth*. The hallway incorporates an archway with decorative brackets that was the position of the original entrance into Pearl Villa. The jarrah floor boards at this point change demonstrating different construction periods. The hallway extends southwards to the staircase before turning off to the west, terminating in the western exit.



Figure 10 View from Murray Street entrance through hallway towards reception area.

Photograph: Hocking Heritage + Architecture, September 2023.



Figure 11 Original Pearl Villa staircase and mid-level landing.

Photograph: Hocking Heritage + Architecture, September 2023.

To the right of the main entrance, a doorway leads into a room that has a bank of 12 metal framed side hung obscured glazing windows to the north wall and a 1930s style decorative panelled ceiling with cornice. This was originally a shop with a raised floor so that it was level with the hostel accommodation floor levels. The windows are an altered feature added following the conversion of the shop to hostel accommodation.

The western hallway provides access to a number of rooms that all formed part of Pearl Villa. These rooms include a large reception room on the northern side of the hall incorporating a fireplace. The original northern wall of Pearl Villa was removed to create a larger room resulting in a space with no dominant window and only a small opening on the west wall. Other key rooms in this part of the building include a large kitchen dining area at the south-western end of the hallway. The original wall between the kitchen and dining room has been cut and supported with a lintel creating a single room although two doors provide entry to the room. The dining area section incorporates two narrow windows, each with top hung sash windows. The kitchen window is a larger multi-paned sash window. The kitchen also houses a large woodburning stove, believed to date from the original construction of Pearl Villa. Remnant tiling on the wall is not original.



Figure 24. View west through Pearl Villa hallway, ground level.
Photograph: Hocking Heritage + Architecture, September 2023.



Figure 12 Large reception room in Pearl Villa, ground level.
Photograph: Hocking Heritage + Architecture, September 2023.



Figure 26. Kitchen in Pearl Villa – likely to be the original stove.

Photograph: Hocking Heritage + Architecture, September 2023.

Across the hall from the kitchen is a small room that has a timber skillion ceiling and concrete floor and may have been a laundry. Other rooms accessed from this hallway are believed to be servants rooms and are largely devoid of key features. Most of the fireplaces have been removed from these rooms. All floors are jarrah boards. Walls are plastered and in varying condition. Original windows have been replaced in some instances with aluminium openings. The door at the western end of the hall has been boarded up but the semi-circular fan light remains visible.

A reception area has been constructed under the timber stairs together with access to the cellar which was not accessed.

Upper Floor

The timber stairs which date from the original 1897 construction dog leg around to the upper level. There is a window at the mid-landing level which appears to have been replaced with an aluminium opening.

The stairs open into a lobby area with passages leading to the east and west. Directly ahead of the stairs, the walkway between Pearl Villa and the hostel is accessed via the north passage. A further passageway extends through the 1930s addition providing access to all the purpose-built hostel rooms.

The passageway leading to the west of the stairs leads to the accommodation in Pearl Villa. The rooms are large with many still retaining fireplaces. The floors are wide jarrah boards with deep skirtings. Walls and ceilings are plastered and painted and have a simple presentation without cornices or other decorative features. The north western room at the end of this passageway has been adapted for use as bathrooms. The doorway at the end of the passage has been blocked up.

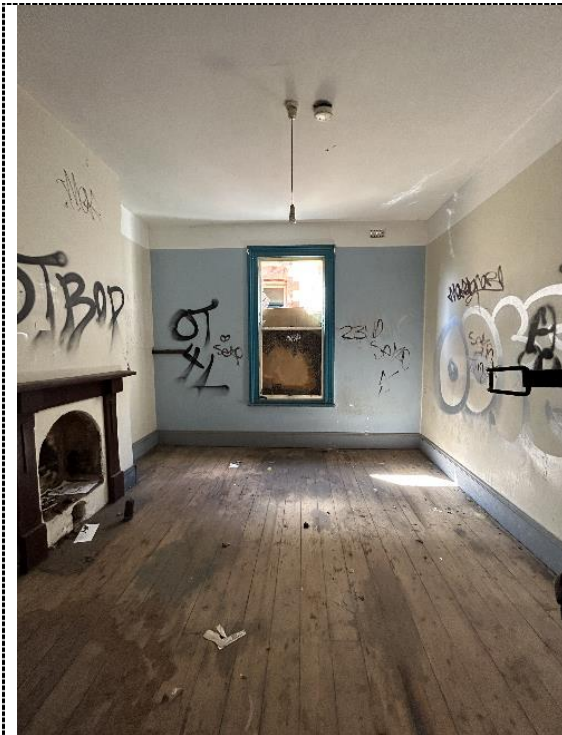


Figure 13 Pearl Villa bedroom.
Photograph: Hocking Heritage +
Architecture, September 2023.



Figure 28. Bedroom on south side of Pearl
Villa.
Photograph: Hocking Heritage +
Architecture, September 2023.

The passageway leading to the east of the stairs provides access to three larger rooms, the northern room being part of Pearl Villa with the other two being part of the 1930 addition. This passageway connects into the hallway extending through the hostel section.

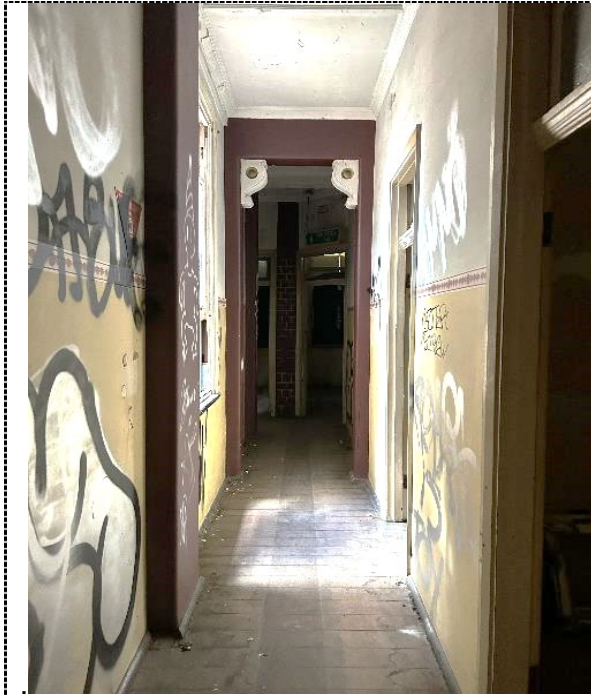


Figure 29. View north along the hostel hallway looking towards the large corner room. Window on the left looks over the lightwell between the two buildings.

The hostel rooms date from the 1930 and are generally uniform in size and finish, the majority being single bed rooms with a sash window, plastered walls and ceilings and timber floors. The majority of the rooms overlook Milligan Street and Murray Street with a large corner room overlooking the Murray Street intersection.

A remnant bathroom is located in the south west corner of the 1930s section.

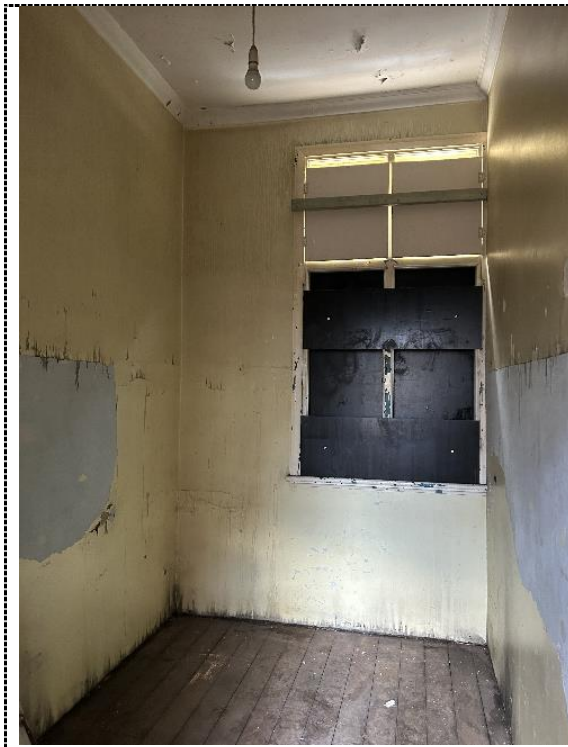


Figure 30. Typical single bed hostel room.
Photograph: Hocking Heritage + Architecture, September 2023.

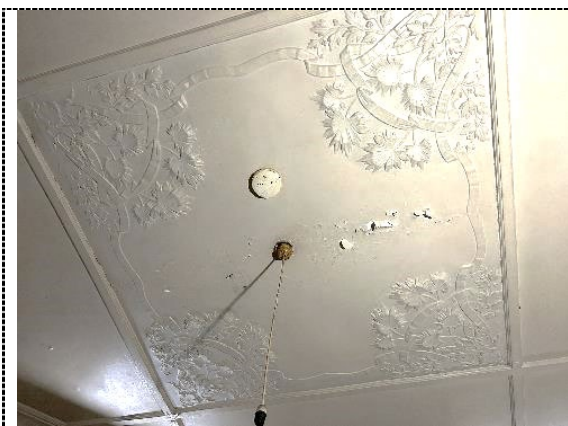


Figure 31. Decorative ceiling in the large corner room.

Photograph: Hocking Heritage + Architecture, September 2023.

The rooms on the southern side of the 1930s section look out towards Pearl Villa and the 'lightwell' between the two sections of the building at the upper level. The external walls of Pearl Villa have been painted obscuring the original finish to the elevations. In part, the walls have been painted to emulate red brick quoining.

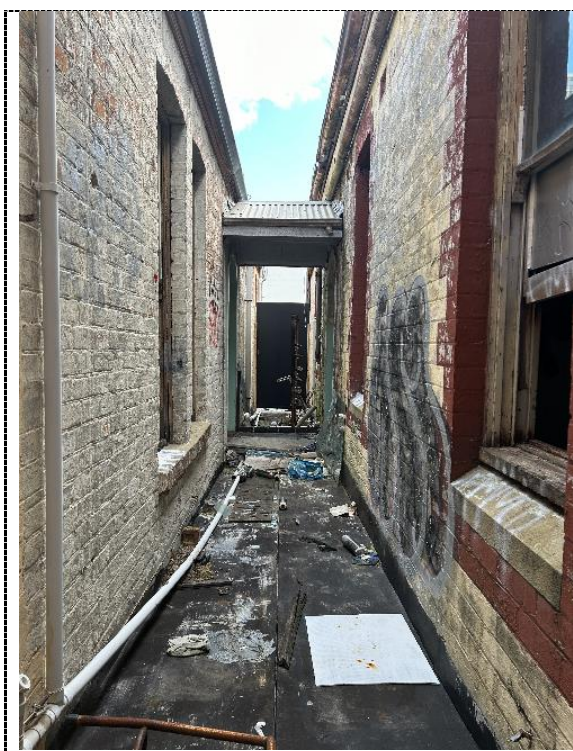


Figure 32. View through hallway window across the lightwell.

Photograph: Hocking Heritage + Architecture, September 2023.

Originally the western end of the hostel hallway led out onto an external staircase. The staircase has been removed and the door blocked up.

There is some potential for archaeological artefacts to be present below the floorboards and floor surfaces throughout the building. While archaeology of this nature may provide some information on the occupants of the building, given the use of the place as a hostel, this information may be limited.

12.3 CONDITION

The building is generally in poor to fair condition. Access to the Milligan Street shops was not provided. The roof has not been inspected. Due to the condition of the steps into the cellar, the cellar was not inspected.

There is evidence of fretted brickwork, graffiti, poor condition to the external timber joinery, missing pressed metal lining from the verandah and some water damage caused by failing rainwater goods. Windows have been replaced with intrusive aluminium openings in part. Many of the glazing panels have been broken. Services are old and failing.

In addition, the bedrooms overlooking Milligan Street, the ground floor shops and the verandah have been damaged by fire.

Finishes within the building are in poor condition.

The removal of the adjacent buildings has revealed the full extent of the condition of the place. The western end of Pearl Villa appears in a vulnerable condition.

12.4 COMPARATIVE INFORMATION

Victorian Regency architectural style

There are 97 places on the historic heritage database in the Victorian Regency style, 12 of which are two storey residences. Eight of these 12 places are on the Register, including the following 3 places, which are located in the metro area:

- P00936 *Lenaville* (1884), Fremantle – the place comprises three buildings: a two storey house, a cottage and a shop, with elements of the Victorian regency style.
- P03226 *The Knowle* (1853) - located in the grounds of Fremantle Hospital, the place is a largely intact example of some of the finest workmanship, in terms of residential architecture, in the colony in the 1850s and part of the significant group of residences built for Convict Establishment Officials.
- P04105 *Padbury's Stores & Residence* (1869) – the place comprises a residence, 2 stores, and a store with attached warehouse, partly in the Victorian Regency style.

The following place which is on the historic heritage database is also a substantial residence in the Victorian Regency style:

- P00870 House, (1890) Fremantle - a two storey stone house with front verandah, corrugated iron roof, prominent chimneys and projecting bay windows. The house is a representative example of a large middle-class house.

Hostel accommodation

There are 42 places on the historic heritage database described as hostel type accommodation in the metropolitan area, although the majority of these places are associated with institutional housing, rather than private short term residential accommodation. The following place is the most comparable place on the database to Hostel Milligan, Perth:

- P15783 *Tom Burke House*, (1898) Northbridge – a two-storey brick, limestone and iron building in the Federation Queen Anne style, which was originally constructed as a residence and was adapted for use as short term residential accommodation in the 1930s. Since that time, the place has been in use as both a lodging house and a hostel. The place also has rarity value as a late nineteenth century two story residence still extant within close proximity to Perth City.

A similar substantial residence constructed c1887 is thought to exist at the rear of shopfronts at 930-934 Hay Street, Perth. (P3619 Alexandra Hostel, previously Commercial Building). A National Trust assessment undertaken in 1995 describes a substantial two storey brick residence with a lined iron roof located at the rear of two shopfronts with a central doorway providing access to the hostel behind and above.

There are 8 two storey places on the historic heritage database in the Inter-War Art Deco style, together with *Hostel Milligan, Perth* designated as being used for institutional or group housing. Most directly comparable are the following three places.

- P7893 Bel Air, Cottesloe built in 1940 is a two storey block of flats.
- P20325 Duplex, 14 Carnac Street, Fremantle, together with the adjacent property, this two storey residence was constructed in 1898 and in 1938/39 converted into flats.
- P20326 Duplex, 16 Carnac Street, Fremantle, together with the adjacent property, this two storey residence was constructed in 1898 and in 1938/39 converted into flats.

Hostel Milligan, Perth includes a rare example of a substantial two storey residence (Pearl Villa) constructed in the 19th century in the Victorian Regency style in the City of Perth, that retains its original layout and much of its detailing. The additions (1930) are a good example of the Inter-War Art Deco style applied to a commercial building that once provided low cost, boarding house style accommodation, a practice which is no longer common in the City of Perth.

12.5 KEY REFERENCES

Hostel Milligan, Conservation Management Plan, March 2013, TPG.

12.6 FURTHER RESEARCH

The provision of short term housing within central Perth is an area that would benefit from additional research.