



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.

The documentation for this place is based on the heritage assessment completed by Clare Schulz, Historian, and Philip Griffiths, Architect, in November 2004, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 8.1 Organising recreation
- 8.5.3 Associating for mutual aid

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 404 Community services and utilities
- 405 Sport, recreation and entertainment

11.1 AESTHETIC VALUE*

Protestant Hall (fmr), Perth is a fine example of a two storey brick, stucco, and iron building in the Federation Free style, with a distinctive front façade and very fine interior spaces throughout most of the building. (Criterion 1.1)

Protestant Hall (fmr), Perth is important as part of a grouping of buildings near the intersection of Beaufort and Newcastle Streets that mark the beginning of the commercial part of the City of Perth from its northern approaches, and is a local landmark within this group on account of its distinctive facade. (Criterion 1.3)

Protestant Hall (fmr), Perth, in combination with *Retail and Residential Buildings* on the west side of the street opposite the place, forms a significant streetscape. (Criterion 1.4)

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.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

Protestant Hall (fmr), Perth was purpose-built in 1901 for the Protestant Alliance Friendly Society, one of many voluntary associations for mutual aid established across Australia from the nineteenth century that were the key providers of medical services and financial assistance in times of need prior to these matters becoming government-managed social services. (Criterion 2.1)

Protestant Hall (fmr), Perth provides evidence of the expansion and the intensive building program that occurred in the City of Perth as a result of the State's 1890s gold boom, being a substantial building of this era. (Criterion 2.2)

Protestant Hall (fmr), Perth is a good example of the adaptive reuse of a historic building, with its 1990s renovations highlighting the artistic excellence of the original interior detailing. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Protestant Hall (fmr), Perth has been valued by the community for its associations with the Protestant Alliance Friendly Society's provision of assistance to needy members. (Criterion 4.1)

The place contributes to the local and wider communities' sense of place as a social venue from 1901 to 1981, and as a historic and aesthetic landmark on a major access route from the central Perth. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Protestant Hall (fmr), Perth is rare as an extant two-storey Federation period hall designed to include shops. (Criterion 5.1)

The relief of William of Orange is an unusual feature in the façade of a Western Australian building. (Criterion 5.1)

The place is rare as a surviving example of a hall built for a Friendly Society, a formerly dominant social phenomenon that is no longer common, having been replaced by private health insurance companies and government health care programs. The few surviving Friendly Societies have developed into social clubs and/ or become health insurance companies. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Protestant Hall (fmr), Perth is a good representative example of the sort of facilities constructed to serve Friendly Societies, incorporating offices, shops and two halls within a single premises. (Criterion 6.2)

12.3 CONDITION

Protestant Hall (fmr), Perth has been subject to a number of maintenance programs, including painting over brickwork and stucco. Other strategies have included tiling part of the ground floor, and carpets to flooring generally. The interior of the building is very well maintained and overall maintenance has not diminished values. The place is in good condition.

12.4 INTEGRITY

Though no longer fulfilling its original functions, the planning remains little altered so the former function of *Protestant Hall (fmr), Perth* is readily apparent. The current use is benign and allows the former use to remain legible. The place retains a moderate to high degree of integrity.

12.5 AUTHENTICITY

Protestant Hall (fmr), Perth has had numerous minor modifications to it, such as painting masonry, adding internal toilets and converting what was probably the caretaker's flat at the rear of the building. The important external features and major spaces have undergone little change and the building comprises a substantial amount of original planning and fabric. The place retains a moderate to high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Clare Schulz, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

Protestant Hall (fmr), Perth is a two-storey brick, stucco, and iron hall constructed in 1901 in the Federation Free Style for the Protestant Alliance Friendly Society. It originally had two shops and a main hall at the ground floor, and meeting rooms/ offices and a lesser hall at the first floor, and is now used as offices throughout.

Early plans for the city of Perth mark Beaufort Street as a major northern access route into the central city.¹ The area north of Wellington Street developed slowly, as it was separated from the heart of Perth by low-lying swampy ground and, from 1881, by the Fremantle-Perth-Guildford railway. Attempts to more strongly connect the northern section with the city had limited success. Drainage of some of the swamps allowed for the development of agricultural enterprises, in particular market gardens, with associated small cottages. From the 1890s, as the population of the State boomed on the back of the gold rushes, the area developed as a residential area serviced by commercial strips along the major roads.² Lots in the area bounded by Beaufort, Stirling and Newcastle (then Mangle) Streets were subdivided from the early 1890s.³ Beaufort Street developed as an important street in the area, particularly as it was the route of the northern tramway.⁴

The first Friendly Society in Australia was founded in New South Wales in 1830. Friendly Societies were voluntary associations for mutual aid, with an ethos of thrift and mutual assistance. They flourished, becoming the main health providers in the colonies, especially for less affluent sections of the community. By the 1860s, most Australian towns had at least one active Friendly Society. They organised medical services and often also supplied medicines, provided sick pay, arranged help for members in hard times, and provided one of the few available sources of organised social activities. Before fee-for-service medicine became the norm, Friendly Societies in some towns employed a doctor for their members.⁵

The Protestant Alliance Friendly Society originated in Ballarat, Victoria, in the 1860s following bitter denominational disputes about the provision of Religious education in Victorian government schools. An equivalent Catholic body, the Hibernian Friendly Society, was also formed in Ballarat at this time. The Protestant Alliance Friendly Society, founded in June 1867, grew

¹ Seddon, G. & Ravine, D., *A City and its Setting: Images of Perth, Western Australia*, Fremantle Arts Centre Press, 1986, pp.100-101, 120-121,

² Stannage, C.T., *The People of Perth*, Perth City Council, 1979, 102, 157-159.

³ Certificates of Title Vol 73.Fol 116 and Vol.40. Fol.382

⁴ Seddon and Ravine, op. cit., p.149.

⁵ Green, D.G. & Cromwell, L.G., *Mutual Aid or Welfare State: Australia's Friendly Societies*, Sydney, George Allen & Unwin, 1984, pp. xiii-xvii.

quickly, and spread to other colonies. By 1873 it had 1200 members in Victoria.⁶

Friendly Societies drew the majority of their members from the 'working classes'. Membership figures across Australia in 1871 listed almost a quarter of all members as miners, at a time when miners made up approximately 13 per cent of the total population. Other occupations significantly represented were labourers (9.7%), carpenters (4.1%) and farmers (5.2%), all of which represented less than half this proportion of the general population. Eighty three per cent of all members were manual labourers. Nineteenth century membership figures show the majority of members in the 25 to 45 age bracket, indicative of the role of Friendly Societies in providing for families where the major bread-winner was unable to work.⁷

The first Friendly Society recorded in Western Australia was an unregistered benefit society for carpenters, operating from 1831. In 1837, Sons of Australia was registered, followed by Manchester Unity in 1851 and the Rechabites in 1876. Growth in Friendly Societies in Western Australia was slow compared to other colonies. By 1892, only 9% of the colony's population were registered as Friendly Society beneficiaries, compared with upwards of 25% in most other regions. As members of eastern states' Friendly Societies came to the Western Australian gold fields, from the 1890s, they brought their Friendly Societies with them, but Western Australia had consistently lower proportions of the population registered as Friendly Society members for at least the next forty years.⁸

The first Western Australian branch of the Protestant Alliance Friendly Society was formed in Perth in 1892. John Arnold arrived from Bunaberg, Queensland, and sought men to form a Perth Lodge. The Grand Lodge of New South Wales gave approval and sent the appropriate regalia, and Perth Lodge began as Lodge 87 (NSW). A ceremony of initiation and installation took place at the Working Men's Institute, Perth, on 26 April 1892. Forty founding members were initiated, two of whom were only 17. The foundation chaplain was D.J. Chipper, an undertaker, and the first Secretary was Frank Schryver.⁹

Membership lists for Lodge 87 (NSW) list 27 occupations among the forty founding members. The most frequently represented are labourers (7), carpenters (7), police constables (5) saddlers (3) and gardeners (3). With the possible exceptions of an undertaker, petty surgeon, grazier, businessman, hotel keeper and captain, all the occupations listed are 'working class' jobs, predominantly in manual labour. Most of the founding members were married and aged between 25 and 40. The majority

⁶ Green & Cromwell op.cit. pp.8-9.

⁷ Green & Cromwell op.cit. pp.13, 212-213.

⁸ Green & Cromwell op.cit. pp.12, 217-220.

⁹ 'Souvenir of the 100th Anniversary Celebrations: City of Perth Lodge No. 1', 1992, Battye Private Archives ACC 5689A/12.

identified as Church of England, but Presbyterian, Wesleyan, Salvation Army and Lutheran Churches were also represented.¹⁰

The Constitution of the Protestant Alliance Friendly Society specified it as 'a Society for Protestants and loyal subjects to the Protestant Crown of England'. The objects of the Society were:

To raise a fund by entrance fees, subscriptions of members, donations and interest in capital, for ensuring a sum of money, to be paid on the death of a member to the widower or widow or children of such a member, or to his or her executors or administrators; for providing Health Services and medicines where possible to members, their wives and children; for the relief of members in distressed circumstances.¹¹

The Society's motto was 'Fear God, Love the Brotherhood, Honour the King'.¹²

A second Lodge, 'Pride of the West', was established in Fremantle in 1893, and other Lodges soon followed. In February 1896, the Western Australian Lodges separate from New South Wales to form their own Grand Lodge. Perth Lodge 87 became City of Perth No. 1 (WA).¹³

From 1896, the land on which *Protestant Hall (fmr), Perth* was constructed was owned by a syndicate of private owners, mostly men of moderate means from the Perth area. The first group of owners, in 1896, was John Veryard, Henry John Saunders, Barrington Clarke Wood, William John Anthony Moore, George Howenth, Benjamin Brittain, Alfred George Russell, George Stone, William Lawrence and George Drabble.¹⁴ Membership lists for City of Perth Lodge No. 1 indicate that William Moore was a founding member of Perth Lodge 87 (NSW) in 1892, with George Drabble a 'clearance' member in that year, and Barry Wood joining as an 'honorary' member in 1895. Moore is listed as a 35-year old coach builder, married to Agnes, with two children; Drabble, aged 37, as a painter with four children, married to Emma; and, Wood as a bachelor of 45 working as an auctioneer.¹⁵ The composition of the ownership group changed periodically over the next thirty years as men died and others stepped in to take their

¹⁰ Perth Lodge 87 (NSW) [later City of Perth Lodge No. 1 (WA)] Membership Lists 1892-1934, Batty Private Archives ACC 5690A/44.

¹¹ Protestant Alliance Friendly Society of Australasia: Constitution and Rules as at October 1984: Grand Council of Western Australia, est. 1896. Batty Private Archives ACC 5689A/89. Earlier editions of the Constitution are substantially the same as this 1984 printing, although with less gender inclusive language, and specifically including provision for benefits to provide for the cost of burials.

¹² Protestant Alliance Friendly Society of Australasia: Constitution and Rules as at October 1984: Grand Council of Western Australia, est. 1896. Batty Private Archives ACC 5689A/89.

¹³ 'Souvenir of the 100th Anniversary Celebrations: City of Perth Lodge No. 1', 1992, Batty Private Archives ACC 5689A/12.

¹⁴ Certificates of Title Vol.0 Fol.134 and Vol.73 Fol.116..

¹⁵ Perth Lodge 87 (NSW) [later City of Perth Lodge No. 1 (WA)] Membership Lists 1892-1934, Batty Private Archives ACC 5690A/44. Other names on the Certificate of Title could not be found in the membership lists. However, several pages, especially for 1897, have blurred and faded pencil that could not be made out.

place. Occupations of the owners recorded on the Certificate of Title include painter, contractor and insurance manager.¹⁶

City of Perth Lodge No. 1 met at various locations in Perth and Northbridge through the 1890s, before finally building its own meeting hall in Beaufort Street.¹⁷ The two-storey building included two ground-floor shops to Beaufort Street, a main hall behind, and living quarters above the shops. The building was completed and available for hire by February 1901, when the Grand Lodge recorded being able to obtain the place for its meetings at a cost of £1. 5s. for two evenings.¹⁸

The Hall is first recorded in Rate Books in 1902, at which time Dixon King is listed as 'hall keeper' for the 'Protestant Hall', and the Beaufort Street shops are occupied by A Burnstone, bootmaker, at number 180 and Mrs Blake (possibly a fruiterer – record is unclear) at 178. Dixon King remained as hall keeper until the late 1920s. Burnstone's bootmaking business remained a tenant for at least five years, relocating to the shop at 178. By 1910, the street had been renumbered to its present configuration, with the shops and hall now being 160 and 162 Beaufort Street. Number 160 was occupied at this time by Arthur Clancy, and number 162 by Thomas Clappe, confectioner. Clappe had occupied the place from at least 1906, and remained a tenant until well into the 1920s. Other long-term tenants included Walter J. Vincent at number 160 during the 1920s, and Annie Noble from the 1930s into the 1940s, also at number 160.¹⁹

In the early years, the 'Protestant' cause was a significant part of the business of the Lodge. For example, minutes of Grand Lodge meetings in 1903 include resolutions to protest Catholics having burnt Protestant bibles in Fiji, and to protest the upcoming visit to the Pope by the reigning King. The Grand Master of the Lodge also provided a ruling at this meeting in a matter of contention, declaring that a member who sent his children to a Roman Catholic school was breaking his obligation to the Society.²⁰

In 1905, the eighth annual grand session of the Protestant Alliance Friendly Society was held at the Leederville Lodge. A decision was made by the State gathering to amend the constitution to allow separate 'ladies lodges' in connection with the Society.²¹

An example of the sort of events held at *Protestant Hall (fmr)*, Perth was the Annual Smoke Social held for workers of Printing and Allied Trades, held in

¹⁶ Certificates of Title Vol.0 Fol.134 and Vol.73 Fol.116. Most names on the Titles have no occupation noted.

¹⁷ 'Souvenir of the 100th Anniversary Celebrations: City of Perth Lodge No. 1', 1992, Battye Private Archives ACC 5689A/12.

¹⁸ Grand Lodge WA Minutes 1892-1902, meeting of 21 February 1901. Battye Private Archives ACC 5690A/25. No account of the hall's opening has been located in newspapers of the time. No information has been located to identify the architect or builder of the place.

¹⁹ City of Perth Rate Books – North Ward, 1901-1946

²⁰ Grand Lodge WA Minutes 1892-1902, meeting of 10-11 March 1903. Battye Private Archives ACC 5690A/25

²¹ unsourced newspaper clippings 1905, Battye Private Archives ACC 5690A/32

September 1911. The event was held under the auspices of the Coastal Letterpress Machinists' Union, and tickets were 2s.²²

By World War One, between a quarter and a third of Western Australia's population was believed to have directly benefited from a Friendly Society. This was a higher proportion than membership in trade unions or charitable organisations in the same period, indicating the social impact of Friendly Societies at the time. The British Medical Association in Western Australia agreed to treat for free members of Friendly Societies who enlisted to fight in World War One, and the families of those members disabled in the fighting.²³

In June 1924, the titles for Lots 5 and 7 were combined. The ownership group at this time was James Thomas Franklin (contractor, of Perth), Charles Matthews (agent, of Midland Junction), James Freeman Ryle (builder and contractor, of North Perth), John Henry Reah (Leather Merchant, of Perth), and George Arthur Debnam (Painter, of Londonville).²⁴

Membership of the Protestant Alliance Friendly Society had been restricted to men until 1912, with the exception of the 'ladies lodges'. Three women joined in 1913, and women gradually progressed through the various officers' chairs of the organisation. In 1930, the first woman to head up a Lodge in Western Australia was appointed 'Worshipful Mistress' of City of Perth Lodge No. 1.²⁵

Membership books for the 1930s show a predominance of female members joining the Society. Of 32 members added between 1931 and 1934, 21 were women. The most common occupations represented were home duties (7) and dressmaker/seamstress/tailoress (6). As was true of the founding members of 1892, members were predominantly Church of England, although the proportion of Presbyterian, Wesleyan and Congregational members had increased, and Baptists and Church of Christ were also now represented.²⁶

The Depression years resulted in a sharp decline in membership of Friendly Societies. Although membership numbers climbed again as the economy stabilised, many Friendly Societies never recovered from this slump. However, despite Friendly Society membership in Australia beginning to wane, an estimated 80 to 90% of manual workers in the country were members of a Friendly Society by the beginning of World War Two.²⁷

In 1942, James Freeman Ryle, one of the group of owners of the place, is listed as Manager of the Protestant Hall, residing at 68 Grosvenor Road,

22 Ticket for the Social, Battye PR 2943.

23 Green & Cromwell op.cit. pp.xiv-xv; 120.

24 Certificate of Title Vol.361 Fol.33.

25 'Souvenir of the 100th Anniversary Celebrations: City of Perth Lodge No. 1', 1992, Battye Private Archives ACC 5689A/12.

26 Perth Lodge 87 (NSW) [later City of Perth Lodge No. 1 (WA)] Membership Lists 1892-1934, Battye Private Archives ACC 5690A/44.

27 Green & Cromwell op.cit. pp.xiv-xv, 14.

North Perth.²⁸ It is not known when the hall managers ceased to live on site. The building does not appear to include a residential area, but it is possible that part of the rear section of the ground floor, which has now been converted into a staff room, may have been a one-room caretaker's flat.²⁹ It is also possible that a caretaker lived on site in a separate structure and that this was later demolished.

A building license was issued for work at the place in 1945, but no information has been located as to what was altered at this time.³⁰

In 1946, the tenants of the two shops were Salvatore Di Vincenzo at number 160 and Miss Daphne Isarcalos at number 162. The non-British origin of these tenants' names possibly reflects the changing ethnic makeup of Northbridge at the time, as post-World War Two Mediterranean and Eastern European migrants began to enter the area.³¹ In Northbridge during this period, affordable and accessible rental accommodation was attracting large numbers of migrants. In the 1950s and 1960s the percentage of residents of Italian origin was so high that the area was informally known as 'Little Italy'.³²

In December 1950, pursuant to the provisions of the Associations Incorporated Act 1895, the land was vested in the Loyal Orange Institution of Western Australia Inc, of 160 Beaufort Street Perth.³³

A 1953 plan shows the place with two shops at the Beaufort Street frontage. Behind them is a large hall, with a smaller hall or meeting room at the rear. A series of verandahs, ablutions and staircases wrap the rear (eastern) end of the building, and a large free-standing timber outbuilding is at rear of the lot. The building entirely fills Lot 7, spilling onto the southern edge of Lot 5. The remainder of Lot 5 is vacant, presumably used as car parking space.³⁴ In 1962, a building license was granted for erecting a steel escape stair.³⁵

As government provision of health care improved and a generally accepted system of fee-for-service medicine became the norm, membership of Friendly Societies declined. Letters to members from the Grand Secretary in the 1960s encouraged members to sign up their friends, who would likely be attracted by the social gatherings of the Society. Members were also urged to enroll their children in the Juvenile Insurance Fund, which was presented as appealing to 'Lodge-minded members' children who are nurtured in the teachings of the Protestant Faith'.³⁶

28 Certificate of Title Vol.361 Fol.33.

29 Site visit, 26 October 2004. The interior wall removed in 1994 to create the rear staff room included two fire places backing onto a double chimney. As these appear to have been the only fireplaces in the building, this is the only area likely to have been suitable for a residence.

30 City of Perth building file search, on HCWA file PD1969

31 City of Perth Rate Books – North Ward, 1946.

32 Gregory, Jenny, *City of Light: a History of Perth since the 1950s*, City of Perth, 2003, p.249.

33 Certificate of Title Vol.361 Fol.33.

34 Metropolitan Sewerage Plan City of Perth SROWA Cons. 4156 Sheet 59, 1948 revised 1953.

35 City of Perth building file search, on HCWA file PD1969

36 Letters from the Grand Secretary to all members, 1961. Battye Private Archives ACC 5690/8 and 9.

City of Perth Lodge No. 1 minutes for the 1960s and 1970s read primarily as the record of a social club, with discussion of matters such as invitations, events, admittance fees, supper, flowers and sporting events. All are signed off with 'God save the Queen'. Members are referred to as 'brothers' and 'sisters'. The strongest evidence of the Society's earlier crucial role in providing health care and mutual assistance is the regular agenda item to discuss visiting the sick.³⁷

The Protestant Alliance Friendly Society vacated *Protestant Hall (fmr), Perth* in 1981 when the Loyal Orange Institution moved to sell it. It was acknowledged that social changes, such as the introduction of Medicare and the proliferation of private health insurance providers, had rendered the initial basis of the Friendly Society largely obsolete. However, strong bonds of membership remained, and the ethos of mutual assistance continued.³⁸ By 1983, the Protestant Alliance Friendly Society was one of only ten Friendly Societies operating in Western Australia.³⁹ In 2004, it continues to operate from the eastern States, but has no contact point in Western Australia.⁴⁰

In 1982, *Protestant Hall (fmr), Perth* was purchased by Swazi Pty Ltd, of Perth.⁴¹ Planning applications for changes of use were granted in 1983 and 1987, with the latter being a change to 'recreation room'.⁴² From the late 1980s and into the early 1990s, the place operated as 'Qazar', an entertainment venue where customers participated in simulated lasar-tag war games, played throughout the building. A number of additional staircases, mezzanines, temporary walls and other obstacles were constructed inside the main hall to create the 'playing area' for the games.⁴³

In April 1994, the title was transferred to a Christine Anthony Singleton, Eve-Anne May Singleton, Peter James Whitton, Lorden Pty Ltd and Lancaster Holdings Pty Ltd. From 1997, both Singletons relinquished their portions of the title, followed in 1999 by Lancaster Holdings, leaving the place in the ownership of Peter Whitton and Lorden Pty Ltd.⁴⁴

In March 1994, a proposal was submitted to the City of Perth by Lakewest Enterprises Pty Ltd, who were noted as owners at the time, to refurbish the place as offices. No structural changes were involved in the proposed changes, but toilets were added and partition walls erected, together with painting and general repair work. One non-structural partition wall was removed at the top of the stairs to create a large opening landing area. To the rear (east) of the building, an internal wall and fireplace were removed to create a large staff room, and the ground floor rear verandah was demolished, together with an external toilet block. At the Beaufort Street elevation, shop fronts were repaired and existing stained glass top-lights

³⁷ City of Perth Lodge No. 1 Minutes 1960-1973, Batty Private Archives ACC 5690A/27 & 28.
³⁸ 'Souvenir of the 100th Anniversary Celebrations: City of Perth Lodge No. 1', 1992, Batty Private Archives ACC 5689A/12
³⁹ Green & Cromwell op.cit. p.223.
⁴⁰ www.whitepages.com.au 7 September 2004.
⁴¹ Certificate of Title Vol.361 Fol.33.
⁴² City of Perth building file search, on HCWA file PD1969
⁴³ Clare Schulz, personal recollection.
⁴⁴ Certificate of Title Vol.361 Fol.33.

restored. Plans for the changes were drawn by Denis Edwards, and they were intended to create office space for an advertising agency.⁴⁵ Following discussions with the Heritage Council regarding the appropriateness of the proposed refurbishment, plans for the changes were approved.⁴⁶ The builder for the project was Eurobuilt.⁴⁷

In 2004, the layout of the building remains as indicated on the 1994 plans.⁴⁸ At the time of the site visit, staff in the building indicated that the place had recently been sold. However, no transfer has been recorded on the title.⁴⁹ The entire building is occupied as the business premises for JMG Marketing.

In 2005, the place was fully transferred to Reverand Lovejoy Properties Pty Ltd.

13.2 PHYSICAL EVIDENCE

Protestant Hall (fmr), Perth is a two-storey brick, stucco, and iron hall constructed in 1901 in the Federation Free Style⁵⁰ for the Protestant Alliance Friendly Society. It originally had two shops and a main hall at the ground floor, and meeting rooms/ offices and a lesser hall at the first floor, and is now used as offices throughout.

Protestant Hall (fmr), Perth is located at the 'top' of Beaufort Street on its eastern side, near the junction of Newcastle Street. On the opposite site of the street lies *Retail and Residential Buildings* (Place no 3845) at 151-165 Beaufort Street built of bricks, stucco and iron in the Federation Free Classical style in 1903. The buildings form a strong group of middle Federation period places that mark the beginning of the commercial part of the City of Perth from one of its northern approaches. It is a strong visually cohesive group.

The place comprises the hall building extending from Beaufort Street to the east, with an escape passage along each boundary, and a brick paved parking area that extends to the eastern boundary, and north to Newcastle Street in the land that completes the 'L' shaped site.

In terms of style, *Protestant Hall (fmr), Perth* falls into two parts: the elaborately decorative Federation Free style façade and interiors, and the well built utilitarian side and rear elevations.

The front elevation is symmetrically composed, with a central entrance to the hall, flanked by two shops with 'ingoes', then a suspended awning, five bay first floor, and stepped decorative parapet that masks a gabled corrugated iron roof.

⁴⁵ Building Application to City of Perth, 25 March 1994, on HCWA file P1969

⁴⁶ Letters on HCWA file P1969, 1994.

⁴⁷ City of Perth building file search, on HCWA file PD1969

⁴⁸ Site visit, 26 October 2004.

⁴⁹ Site visit and Titles search 26 October 2004.

⁵⁰ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Roberston, North Ryde, 1989, pp 136-139.

On the ground floor, the three elements are expressed as a minor hall entrance bay, and two major bays that accommodate the shop fronts. The divisions are articulated by four stout pilasters with decorative impostes with rinceau motifs, and two-point arches span between them. The front entrance to the hall has a pair of panelled timber doors set under a disproportionately large fanlight. The shop entrances are located adjacent to the hall entrance axis, and have granolithic floors to the 'ingoes', masonry hobs, steel framed windows and fanlights and glazed timber entrance doors. The canopy is framed and slung off the building by rods from each of the four pilasters. The canopy has plain vertical faces and a corrugated iron soffit, and its location and construction indicate that it is a later addition.

The first floor level comprises an entablature with the words 'PROTESTANT HALL' in bas-relief, with the pilasters continuing through to the cornices above the first floor windows. The pilasters are fluted in the first floor zone, and have stylized capitals with rinceau motifs. The upper walls are of painted brickwork and decorative treatments are in painted stucco. The painting has obscured the lively stucco banding by homogenizing the colouring and removing contrast between brick and stucco. The centre of the first floor has a curved bay window arrangement with narrow double hung windows and hoppers, while the flanking bays have pairs of windows in recessed panels, using the same format, but in much broader proportions. The frieze above the windows comprises heavy rinceau motifs, a cornice, and the extended pilasters with cone shaped tops. A tall gable then extends to complete the façade and it features a stepped parapet, together with an alto-relievo equestrian William of Orange, with the date 1690 in bas-relief, all set on a plain panel. The overall effect of all of these treatments produces a highly decorative façade, with distinctive modeling and features.

The north and south elevations comprise the gabled ends of the front section of the building and the sides of the hall. The walls to the front section of the building are constructed in English bond brickwork, and there are pairs of exit doors from the hall with six pane hopper lights over them, double hung sash windows, stucco sills and ogee gutters, the latter in very poor condition. The hall section is built in stretcher bond brickwork. There are service pipes and fan coil units attached to walls, and on the north side a steel construction escape stair. The roof over the hall is gambrel format, with louvred grilles in the east and west gables. To the rear of the hall there is a single storey skillion roofed section that may have been the kitchen and caretaker's quarters. In the east elevation there is a pair of windows in the upper level and window and door combinations in the ground floor, with a set of modern brick steps and a recently constructed brick bin enclosure to the south of the escape door.

The interior comprises two floors that divide into two major sections at each level. At ground floor level there is a centrally located entrance hall (G2), flanked by the two former shops (G1 and 3), then a transition zone in which the stair (G4) and a store (G5) occur and this constitutes the front section of the building. The major part of the rear section comprises a single large volume that was the main hall and is now a work space (G6), then a staff room (G7) and toilets (G8 and G9) at the far eastern end of the building. While the planning at the front and as far as the hall retains its original

planning features, the rear section is much modified to achieve the present accommodation.

The first floor comprises a set of three offices across the front of the building (F1-3), a subdivided office (F4), a lobby (F5), stair (F6) and a small office/amenity room opposite the stair (F7). To the east there is a short flight of steps, corridor (F8), then two offices (F9 and 10) and toilets (F11) to the north and a board room to the south (F12). The corridor terminates with another large space, the lesser hall, which now also serves as offices (F13).

The entrance (G2) has a recently tiled floor that slopes down from the street to the hall, a heavily modeled timber dado, plastered walls, timber cornices and a tongue and grooved boarded ceiling. There are pilasters and an arch terminative the corridor, just before the stairs. New low voltage lighting has been installed. A pair of doors with a fanlight mark the entrance to the main hall.

The former shops (G1 and G3) have timber floors, moulded timber skirtings, plastered walls, replacement four panel doors, and boarded ceilings to match G2.

G4 is a timber stair, with board lining to the lower flight, newel posts and open balustrade to the upper level with turned balustered and a wreathed handrail. The flight has been carpetted.

The main hall (G6) is divided into five bays by ceiling beams, sets of escape doors at each end and intervening windows. It is a generous and well lit space, with timber floors that are mostly carpetted, replacement timber skirtings, a chair rail, plastered walls, large plaster wall vents, modern scone lighting, consoles and coffered beams, deep palmette pattern pressed metal cornices and pressed metal ceilings. There are three panel escape doors with espagnolette escape bolts, single pane double hung sash windows, and 9-pane hopper lights. The interior is fitted out with lightweight partitions and office desk systems. There is evidence of minor repairs to the ceiling with two types of pressed metal in evidence.

The staffroom (G7) has carpetted floors plastered walls and a pressed metal ceiling, with scars on the ceiling showing the position of the original wall that was demolished.

The toilets (G8 and G9) are modern and have tiled floors and dados, full height partitions and pressed four panel doors, with modern sanitary fittings.

The three offices across the front of the building (F1-3 and 4) have timber floors and skirtings, a fluted board dado with a moulded dado rail, plastered walls, a compound cornice, and ripple iron ceiling. There are original walls with hit and miss wall vents, and later partition walls (e.g. the partitions between F1 and 2, and F3 and F5). F7 is a small office space with a modern cabinet and sink against the east wall. The lobby (F5) is constructed in the same way as the offices, but has an arched entry the stair to the north and corridor to the east.

The corridor (F8) has lath and plaster walls with a dado, a palmette pattern pressed metal cornice, and a pressed metal ceiling. There are four panel doors with hopper lights over them, moulded skirtings and architraves and a picture rail. A pair of doors with a large fanlight lead into the lesser hall. The ceiling has been penetrated by return air vents to service the air conditioning system.

The offices and conference room carry through with the same motifs. However, the walls between the offices on the north side of the corridor (F9 and 10) are recent, as is the toilet (F11). Also the toilet has a suspended ceiling. F13 uses the same design and construction language, with timber floors and skirtings, chair rails, picture rails, exposed lower truss chords, and a pressed metal ceiling. There are original vent surrounds in the ceiling, but the original grilles have been replaced with air diffusers. There is also evidence of the original lighting locations on the ceiling in the form of grids of ceiling roses. The panelled doors to the corridor and toilet have timber architraves and decorative casements. Many of the office doors at this level are pressed four panel types that are modern mass produced components.

The original format would appear to have been two shops with a central corridor, and a major hall on the ground floor. These spaces have been adapted to accommodate offices. What appears to have been a kitchen and quarters at the rear have been re-arranged to form amenities and toilets. At first floor level there appears to have been some rearranging of the front rooms, and changes in the division of the northern spaces adjacent of the corridor. Further, the place has been carpetted, air conditioning introduced, lighting changed, internal toilets fitted and the front elevation has been painted. However, the measures taken to adapt this building for office use are small and the significant spaces and much of the most important fabric remains intact. The place is a good example of adaptive re-use.

Protestant Hall (fmr), Perth has been subject to a number of maintenance programs, including painting over brickwork and stucco. Other strategies have included tiling part of the ground floor, and carpets to flooring generally. There is some deterioration of external joinery on the side and rear elevations and some erosion of brick jointing, gutters have rusted out and the condition of the roof is not known. The interior of the building is very well maintained and overall maintenance has not diminished values. The place is in good condition and the front elevation and interiors are well maintained and well presented.

13.3 COMPARATIVE INFORMATION

There are 890 halls of various types in the HCWA database, of which 126 are noted as constructed between 1895 and 1905. Twenty-seven halls from the period are Registered. None appear to be comparative to *Protestant Hall (fmr), Perth*. A majority are single-storey buildings, or have a two-storey section attached to a single high-ceilinged hall. Those that are two-storey throughout tend to be grand landmark town or district halls. It is unusual for town or community halls to include shop-fronts, and there are fewer examples of private halls.

Of the 890 halls in the database, seven are listed as constructed in Federation Free style, of which five are Registered. The only building among these five places that is similar to *Protestant Hall (fmr), Perth* is *Chung Wah Association Hall* (described below).

Comparative places from the Register, which are not from the same time period as *Protestant Hall (fmr), Perth*, are as follows:

P2155 *Rechabite Hall*, also in Northbridge, is the only other place in the Register built specifically for a Friendly Society. Constructed from 1924, it is a two-storey brick building in the Inter-War Free Classical style, and also includes two ground-floor shops in its layout. The comparative information presented in the conservation plan for this place suggests that it was common for Friendly Societies to construct halls that included shops available for lease.

P1828 *Nedlands Park Masonic Hall*, constructed in 1935, has a similar design layout to *Protestant Hall (fmr), Perth*, consisting of two street-elevation shops and a public hall at ground floor, and a large Masonic hall at first floor. It is a two-storey brick building considered a fine example of an Art Deco Masonic Hall.

P2027 *Chung Wah Association Hall* is a two-storey Federation Free style brick hall, constructed in 1911. It consists of two shops at ground floor, and a large upstairs hall. It is a much simpler building than *Protestant Hall (fmr), Perth* and has been modified more extensively, with filigree front balcony and veranda having been removed. The place is included in the State Register.

The alto-relievo sculpture of William of Orange is an unusual feature in the façade. No other similar examples of relief work are known in the State. Registered place P1998 *London Court* has statues of Dick Whittington and his cat and Sir Walter Raleigh, both overlooking the arcade, and animated clocks above the both entrances to the arcade, including the notable 'St George slaying the dragon' at the Hay Street Mall entrance. As with William of Orange at *Protestant Hall (fmr), Perth*, these features of *London Court* demonstrate the strongly British character of Perth society prior to World War Two.

Protestant Hall (fmr), Perth is a good representative example of a Friendly Society hall, and is a rare surviving example of a two-storey Federation period hall incorporating shops. The relief of William of Orange is an unusual feature in the façade of a Western Australian building.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH
