



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES – ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.19 Marketing and retailing
- 4.1.5 Developing city centres

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 308 Commercial services and activities

11.1 AESTHETIC VALUE*

The façade of *Bon Marché Arcade* is a very fine and imposing example of a commercial building in the Federation Free Classical style, while there are some fine interiors in the front section of the building in the upper levels. (Criterion 1.1)

Bon Marché Arcade is a landmark building in Barrack Street. (Criterion 1.3)

Bon Marché Arcade is an important part of a predominantly late nineteenth and early twentieth century streetscape in the City of Perth. (Criterion 1.4)

11.2 HISTORIC VALUE

Bon Marché Arcade illustrates the further development and re-development of the central business district, together with the confident display of wealth and ostentation in the erection of commercial buildings by those who made their fortune in the Western Australian gold boom. (Criterion 2.1)

Bon Marché Arcade was built for W. G. Brookman, M. L. C., and Mayor of Perth, at his zenith. Well-known architect H. J. Prockter designed the place, which held pride of place in the work of renowned master builder Arthur Nelson. (Criterion 2.3)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

From 1920, the place was part of the oldest established drapery business in the State, *Bon Marché*, becoming known as *Bon Marché Buildings* in which the central arcade was known as *Bon Marché Arcade*. The place is now known as *Bon Marché Arcade*, which identifies the whole of the building. (Criterion 2.3)

The University of Western Australia owned *Bon Marché Arcade* from 1962 to 1985. (Criterion 2.3)

Bon Marché Arcade is a good example of the advances in building construction in Western Australia at the turn of the twentieth century, being the first four-storey commercial building in Barrack Street and one of the first commercial buildings in the State to be more than two storeys high, and demonstrates the creative and design excellence of an accomplished architect. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Bon Marché Arcade is valued as part of the commercial district of Perth for more than a century, and for its aesthetic qualities as a distinctive and handsome building. (Criterion 4.1)

Bon Marché Arcade contributes to the community's sense of place as a landmark in central Barrack Street for more than a century. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Bon Marché Arcade is one of Perth's earliest arcades that survive in a form close to that originally intended. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

The façade above the ground floor is a very fine example of a commercial building in the Federation Free Classical. (Criterion 6.1)

Bon Marché Arcade is an early example of a building form that became an important part of the development of the city of Perth and a type that continues to play a role in city planning to the present. (Criterion 6.2)

12. 3 CONDITION

Bon Marché Arcade has undergone many changes through time, many of which have been related to maintenance and changing practices. This has resulted in the loss of some original fabric. Overall the place is in fair to good condition.

12. 4 INTEGRITY

Bon Marché Arcade is used in a similar fashion to the original intent, with small shops on the ground floor and a mixture of small businesses on the upper floors. The place retains a high degree of integrity.

12.5 AUTHENTICITY

Bon Marché Arcade has undergone numerous minor changes and some significant changes to the ground floor. Much of the underlying fabric is original. The changes to the place do not detract from its original intent in a substantial way. Overall the place retains a moderate to 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

Bon Marché Arcade is a four and three storey commercial building in Barrack Street, constructed in brick, with stucco decoration and an iron roof in the Federation Free Classical style. Originally named Brookman's Buildings, the place was designed by architect H. J. Prockter and built by builder Arthur Nelson, for W. G. Brookman. In 1901 additions were carried out by the same builder. Alterations were implemented in 1923, 1938, 1945, 1959, 1960, 1963, 1973 and 1978, and some restoration work undertaken in 1989.

Following the foundation of Perth on 12 August 1829, the townsite of Perth was laid out between Mount Eliza and Heirisson Island, facing the Swan River on the south, and with a chain of swamps and lagoons to the north. Arrowsmith's plan (1833) shows the first layout of Perth, with the main streets following the lie of the land between the Swan River and the wetlands to the north. The plan shows the Barrack Ground, Perth Town Lot B, extending north from St Georges Terrace on the east side of what became Barrack Street, and north again, Perth Town Lot Q, as Government Reserve.¹ By 1838, much of the land originally set aside as government reserves had been alienated, including Perth Town Lot Q, which is shown sub-divided into lots extending from Wellington through to Murray Street, and from Murray Street through to Howick Street (later re-named Hay Street) as per Hillman's survey of Perth.² The future site of *Bon Marché Arcade* was a portion of the western most lot between Murray and Howick Streets.

By the 1870s, the city centre of Perth was consolidated on the grid laid out of Roe's survey, and there were about 800 houses accommodating about 4,600 people.³ A plan of Perth as it was in 1871-72, shows the development of the southern half of Perth Town Lot Q by this period, with a number of residences and commercial businesses fronting Barrack and Howick Streets.⁴ In the 1880s, there was expansion northwards, and further development took place after the construction of Perth Railway Station in 1880. In 1883, a plan of Perth shows Perth Town Q as per the aforementioned plans.⁵

In April 1884, it was announced that the company Bon Marché would shortly be opening three premises. The original owner of Bon Marché was E. T. Hope, under whom the company became well established in the pre-gold boom period in Western Australia. By 1912, it would be recognised as 'the

1 Seddon, George and Ravine, David *A City and its Setting Images of Perth, Western Australia* Fremantle Arts Centre Press, 1986 p. 87 and p. 100.

2 Plan of Perth, drawn by Asst. Surveyor A. Hillman, pub. By Arrowsmith, London, 1838, in *ibid*, p. 100.

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

4 Map of Central Perth, east of Barrack Street, in 1871-72, in Hammond, Jesse *Western Pioneers The Battle Well Fought* Imperial Printing Company, Limited, Perth 1936, Fasc. Ed., Hesperian Press, Victoria Park, Western Australia, 1980, p. v.

5 City of Perth, 1883, reproduced in Seddon, George and Ravine, David *op. cit.*, p. 121.

oldest purely drapery business' in the State.⁶ In September 1884, the Hay Street store, located opposite Summers' factory, was advertised. The central city area of Perth formed the core business for the company for the next 70 years.⁷

The Western Australian Gold Boom resulted in a building boom in Perth from the mid-1890s, and heralded the arrival of large urban land companies, notably absent from Western Australia for the most part in the previous decades. There was considerable expansion of residential and commercial buildings in the areas to the north, east, and west of the city, and many of the large Perth Town Lots were sub-divided during the period.⁸ In May 1895, the Colonial Finance Corporation, a property investment company incorporated in England, eager to take advantage of the opportunities in Western Australia, acquired portions of Perth Suburban Lot 28.⁹ As part of the company's development of the residential estate in the late 1890s, 74 residences were built as rental properties in 1897-98, in Brookman and Moir Streets, named after two of the company's principal investors.¹⁰ The former was named for W. G. Brookman, for whom *Bon Marché Arcade* was built.

In 1895, George Henry Cargeeg with F. Dimant purchased the Bon Marché business, which was carried on as Cargeeg Dimant & Co. in Howick Street (the eastern portion of Hay Street).¹¹ George Henry Cargeeg (b. Adelaide, 1851) had a varied career in South Australia, including 10 ten years studying law, followed by a period in the publishing business, working as an advertising agent, and share-broking, before he came to Western Australia in 1894, during the Western Australian gold boom. In the pre World War One period, Cargeeg purchased the plant and equipment of *The Morning Herald*, becoming chairman of directors of this enterprise. With a 'very active interest' in philanthropy and religious movements, he served as a member of the Board of the Blind Asylum, as senior Vice President of the Y. M. C. A., assisted in the foundation of the Baptist Union of Western Australia and as a member of its executive, and Treasurer to the Church Council.¹² E. F. Pritchard was later admitted to the partnership with Cargeeg and Dimant. In 1897, the company acquired the future site of their Hay Street store, and the business was incorporated as Bon Marché.¹³ Bon Marché Limited established a branch at Fremantle, and further branches were established elsewhere in the State, including Bunbury.¹⁴

Sewerage plans, 1895-98, show buildings on most of the lots on the eastern side fronting Barrack Street between St. Georges Terrace and Wellington Street by 1895, and on all lots by 1898.¹⁵ In 1898, Bernard Stein owned the future site of *Bon Marché Arcade*, and the buildings thereon were known as

6 Battye, J. S. *The Cyclopedia of Western Australia* (The Cyclopedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985) Vol. 1, p. 700.

7 *West Australian* 30 April and 18 September 1884, p. 5 and p. 2 respectively.

8 Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) pp. 235-236.

9 Certificate of Title Vol. LXX Fol. 113.

10 Certificates of Title Vol. LXX Fol. 113 and Vol. 463 Fol. 30; and Turner, Paige op. cit., p. 3.

11 Bon Marche, Private Archives, Battye Library, MN 1526 Acc. 4805A/1, 1969-86.

12 Battye, J. S. op. cit., p. 704.

13 *West Australian* 3 April 1954, p. 1.

14 Bon Marche, Private Archives, Battye Library, MN 1526 Acc. 4805A/1, 1969-86.

15 PWDWA 5647 SROWA Cons. 1467 Microfiches 2 and 4 of 5.

Stein's Buildings. The occupiers were a stock and share broker, an employment bureau, estate agents, Standard Printing Works, Stott & Hoare, sole importers of Remington typewriters, a manufacturer's agent, and financier Henry Seeligson.¹⁶

Bernard Stein, a Jewish bookbinder, convicted of larceny and, sentenced to 10 years, was transported to the Swan River Colony, where he arrived per *Norwood* in July 1867. In February 1872, he obtained his ticket-of-leave, and took up working for himself as a bookbinder, tutor and tailor. In 1874, he attempted to leave the colony, and walked to South Australia, where he was apprehended and returned from Adelaide in February 1875. In January 1883, he was granted a conditional pardon. In the 1880s, he established a book selling business in Perth, in which he was evidently successful, for he and his family travelled to both New South Wales and England¹⁷, and he acquired the above-mentioned property in Perth. Stein's publication, *Album of Western Australia*, included a view of Stein's Buildings. It was a brick and iron building designed in the Federation Free Classical style, with a verandah at the ground floor level to Barrack Street.¹⁸

In the late 1890s and early 1900s, in the wake of the gold boom, a number of lots in Perth were re-developed. In 1899, William Gordon Brookman acquired Stein's Buildings, which had a capital value of £1,000 and an annual value of £40 in this year.¹⁹

Brookman, born at Prospect, near Adelaide, in 1863, had come to Western Australia in June 1893, having heard of Bayley's rich gold find at Coolgardie. On 29 June, he pegged out the Ivanhoe Mine, before continuing on to Hannan's (Kalgoorlie) where he and a companion pegged out the Great Boulder group of mines, which made his fortune.²⁰

In 1900, Brookman had taken up occupation of offices at Stein's Buildings and there were also other changes of tenancy. Among the tenants were a jeweller, a milliner, a solicitor, estate agent Lyall Hall, engineers Launder and Mason, and architects A. H. Smith and H. J. Prockter.²¹ Henry James Prockter, A.R.V.I.A., 'one of the leading architects of Perth', designed a four storey building to be built on the site.²² Prockter (b. London, 1863) had completed his articles under Charles Martin Mueller, of Cheltenham, England, and then immigrated to Tasmania before settling in Melbourne, where he obtained employment with Architect W. S. Law. From 1886 to 1896, Prockter had his own practice in Melbourne, where his design work included the College of Pharmacy buildings, and 'a very large residence' for Edwin Millar,

¹⁶ City of Perth Rate Books, Central Ward, 1898, pp. 47-48; *Wise's Post Office Directory* 1898, p. 208.

¹⁷ Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2930; and Erickson, Rica and O'Mara, Gillian *Convicts in Western Australia 1850-1887, Dictionary of Western Australians Vol. IX* University of Western Australia Press, Nedlands, 1994, p. 524.

¹⁸ *Album of Western Australia* B. Stein & Co., Perth, n.d., c. 1898.

¹⁹ City of Perth Rate Books, Central Ward, 1899, p. 47.

²⁰ *Twentieth Century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) p. 23 and pp. 325-326.

²¹ City of Perth Rate Books, Central Ward, 1900, pp. 51-52.

²² *Twentieth Century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) p. 413 and p. 436; and Battye, J. S. op. cit., Vol. 1, pp. 633-634.

of the later company, Millars' Karri and Jarrah Timber Company.²³ Recognising the opportunities during the Western Australian gold boom, in 1896, Prockter had come to Perth and established his practice in the city. Places he designed included North Perth Town Hall, Northam Town Hall, and 'many warehouses and private residences in town and country'.²⁴

By 1900, Brookman was 'a large property holder' in Perth, for whom 'many handsome buildings' had been erected, whose property in East Perth included 'many beautiful residences.'²⁵ Brookman's developments included 'a splendid row of houses on either side of Bennett-street, which is practically owned by him', and his aforementioned investment in Brookman and Moir Streets.²⁶ In 1900, Brookman reached the pinnacle of his success. In that year, he also became Member of the Legislative Council (MLC) for the Metropolitan Province in August, and was elected Mayor of Perth in November.²⁷

On 21 September 1900, approval was granted to Brookman for the proposed building on portion of Perth Town Lot P12, comprising 32 habitable rooms, with a floor area of 7562ft², to be built by Arthur Nelson. Recorded as additions, the use was recorded as warehouse.²⁸ However, no other records located to date indicate this as the use, nor has any other reference been found which indicates additions rather than a new building. Future works on the place and/or the site may provide the opportunity for archaeological investigation.

Arthur Nelson (b. 1861, Dromore, Ireland) had served his building apprenticeship in Ireland, prior to emigrating to New Zealand, where he worked for a period before moving onto Fiji, where his works included the Governor's residence, and superintendence of extensive alterations to Government House. After returning to New Zealand in 1884, he was builder for numerous government contracts, and responsible for erection of 'some prominent buildings' in Auckland, before moving to Victoria in the late 1880s.²⁹ Having been responsible for some of the largest contracts there in 1888-92, including Sands & McDougall's factory, 'one of the finest buildings' in Victoria, and Portland Lighthouse, Nelson first came to Western Australia in late 1892. However, as trade was slack, he departed for a period being attracted back to Perth by the opportunities in the wake of the gold boom. Builder and contractor, his first project in Western Australia was Perth Railway Station, followed by other works 'including the North Fremantle forts and various commercial structures'.³⁰

The building subsequently known as *Bon Marché Arcade* was completed in 1901, and named Brookman's Buildings, after its owner. It took 'pride of place' among the buildings built by Arthur Nelson.³¹ An early illustration

23 *Twentieth Century Impressions of Western Australia* op. cit., p. 436; and Battye, J. S. op. cit., p. 634.

24 *ibid.*

25 *Twentieth Century Impressions of Western Australia* op. cit., p. 413.

26 *Twentieth Century Impressions of Western Australia* op. cit.

27 Stannage, C. T. *The People of Perth* Perth City Council, Perth, 1979 p. 214.

28 Building Application 443/00, City of Perth Building Licences, Vol. 1, p. 128, 21 September 1900. Note: This application is not included in the Card Index to building licence applications for Barrack Street.

29 Battye, J. S. op. cit., Vol. 1, p. 656.

30 *ibid.*, pp. 656-657.

31 *ibid.*, p. 657.

shows the place with a verandah at the ground floor level.³² Soon after completion, it was described as 'that palatial structure',³³ 'a handsome pile of buildings, which is a prominent feature in the street.'³⁴ As most other buildings in Barrack Street at this period were of one or two storeys, Brookman's Buildings were indeed notable and a landmark in central Barrack Street.

In January 1901, approval was granted for unspecified alterations and additions, 624 square ft. in area, to Brookman's Buildings, to be built by Arthur Nelson, who had built it in 1900.³⁵ The designer's name was not recorded.

In 1901, Brookman's financial empire was brought down by the collapse of the London Stock Exchange. He was removed from his London directorates, and resigned his position as Mayor of Perth on 26 June. Subsequently, he retired to Mandurah, and commenced selling his real estate investments in an endeavour to pay his debts.³⁶ Brookman's Buildings was transferred to P. L. Smith.³⁷ In 1902, the Rate Book recorded 21 offices at the place, whose annual values ranged from £12 to £60, the highest being that occupied by Brookman himself. There were also two shops, with annual values of £150 and £40, and the Commercial Travellers' Club also with an annual value of £140, which had the highest capital value, at £1,120.³⁸

In 1903, *Wise's Post Office Directory* provides an insight into the use of each floor of the building. At the ground floor were M. A. Robins, fruiterer; Watson & Gutmann, turf commission agents; C. G. Thorp, M. B. & C. M., Edinburgh, 1884, Specialist: eye, ear, nose & throat; executors of E. G. Lacey, brickmakers; W. G. Brookman, M.L.C.; E. Rintel, mercantile agent & importer; two accountants, H. W. Beal and A. W. B. Mather; and Greenmount Quarry Co. At the first floor, were solicitors, Joseph & Joseph; Miss Ferguson, costumier; A. C. Giles, jeweller; J. T. Mason, engraver; Sunday Press Newspaper Co. Ltd.; Ezekiel Casper, accountant; Mercantile Discount & Finance Co., of which Casper was manager; Westralian Mining & Oil Co.; P. Levy, tailor; architect, H. J. Prockter; C. A. Ripper, general importer & importer of watchmakers' & jewellers materials. The W. A. Commercial Travellers' & Warehousemen's Association occupied the whole of the second floor; and at the third floor were B. Varley, jeweller; the Misses Anderson, costumiers; C. T. Robinson, property broker; and resident caretaker, J. Cross.³⁹

In 1904, Brookman departed for South Australia, where he died in 1910.⁴⁰ The place continued to be known as Brookman's Buildings,⁴¹ and so far as is known, no major changes were made during Smith's ownership, or in the period 1913-19, during which the owner was recorded as the Executor

32 *Twentieth Century Impressions of Western Australia* op. cit.

33 *ibid*, p. 436.

34 *ibid*, p. 413.

35 Application 525/01, in City of Perth Building Licences, Vol. 1, p. 134, 26 January 1901.

36 Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) pp. 214-215.

37 City of Perth Rate Books, Central Ward, 1902, p. 52.

38 *ibid*, pp. 52-53.

39 *Wise's Post Office Directory* 1903, p. 224.

40 Stannage, C. T. op. cit.

41 City of Perth Rate Books, Central Ward, 1902-1919.

Trustee Agency Co. Ltd. of South Australia, presumably following Smith's death.⁴²

There was further re-development of and in the environs of Barrack Street in the pre-World War One period, including that of Bon Marché in Hay Street. Circa 1911-12, the company's original buildings on the site were demolished and 'huge and imposing' new premises were erected.⁴³ The new Bon Marché Stores was designed by renowned architect John Joseph Talbot Hobbs (later Sir J. J. Talbot Hobbs), of Hobbs, Smith & Forbes. In the pre World War One period, the firm was responsible for the design of 'many prominent structures', including large stores in Perth for Boan Brothers, Charles Moore and Co., and Sandovers, warehouses for Harris, Scarfe & Co., and Falk & Co., Dalgety Buildings in Fremantle, various hotels and private residences.⁴⁴

The Hay Street frontage of Bon Marché Stores was 132 ft., with a depth of 187 ft. The building was two storeys high at the front, rising to three storeys at the rear. In 1912, Bon Marché Limited's Hay Street store was recognised as 'one of the largest drapery stores' in Western Australia, and 'without doubt the most popular', renowned for bringing goods to the State 'from the best markets of the world.'⁴⁵ Bon Marché also held the contract to supply drapery to all State government institutions. The directors, George Henry Cargeeg, G. F. Pitchford and A. E. Joyner, held most shares in the company.⁴⁶

The first decades of the twentieth century were the heyday of Barrack Street, when it was a lively thriving part of the city. In 1920, the owner of Brookman's Buildings, listed as street no. 82 Barrack Street, was recorded in the Rate Books as Bon Marché Stores Ltd.⁴⁷ In 1923, Bon Marché Ltd. was granted a building licence for 80 Barrack Street. The works were carried out by builder H. Guthrie at a cost of £1,200.⁴⁸ Further research may reveal specific details of these works.

In 1929, the place was listed in *Wise's Post Office Directory* as Bon Marché Buildings, at street no. 80 Barrack Street.⁴⁹

On 11 October 1938, approval was granted for brick alterations to Bon Marché for no. 80 Barrack Street, by builder E. G. Roberts at a cost of £38.⁵⁰

Through the inter-war and World War Two periods, the place was recorded in Rate Books by this name, at street nos. 78 to 82 Barrack Street, with Bon Marché Arcade at no. 80. The owner was recorded as Morris Mazo, who continued in ownership through to 1949.⁵¹ *Bon Marché Arcade* provided a walkway through from Barrack Street to the rear of the Hay Street store, as shown on a Sewerage Plan in 1943.⁵² This plan shows the four-storey

42 *ibid*; and City of Perth Building Licences, 1902-19.

43 Battye, J. S. *op. cit.*, Vol. 1, p. 700.

44 Battye, J. S. *op. cit.*, Vol. 1, p. 624.

45 Battye, J. S. *op. cit.*, Vol. 1, pp. 700-701.

46 *ibid*.

47 City of Perth Rate Books, Central Ward, 1920.

48 Application 866/23, City of Perth Building Licences Vol. 7, p. 34.

49 *Wise's Post Office Directory* 1929, p. 404.

50 Application 661/38, City of Perth Building Licences, 1937-39, p. 127.

51 City of Perth Rate Books, Central Ward, 1932-1949; and Certificate of Title Vol. 1109 Fol. 361.

52 Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 24. Revised 1943.

building at 78-82 Barrack Street, *Bon Marché Arcade* being the name of the arcade itself. The w.c.'s and urinal are shown at the north-east corner of the building. There are stairs in the foyer area at the eastern end of the arcade. There is a carriageway from Barrack Street at the southern side of the building. The only other four-storey building on the east side of Barrack Street between Hay and Murray Streets, is the Taxation Department building at the south-east corner of Barrack and Murray Streets.⁵³

In 1945, approval was granted to Miss B. Robson for alterations of brick construction to her tea-shop in *Bon Marché Arcade*. The architect was recorded as Hawkins, and the work was to be carried out by builder Hawkins & Son at a cost of £238.⁵⁴

On 22 June 1949, the place was transferred from Morris Mazo to Metropolitan Properties Pty Limited, who retained ownership through to 1962.⁵⁵

In April 1954, David Jones, the large Australian retailing company, purchased a controlling interest in Bon Marché Limited. It did not intend making any immediate changes. In August 1954, the directors in Sydney decided to change the name of the business to David Jones.⁵⁶

In 1959-60, building licences were granted for alterations to a shop front for the Skyline Tea Rooms and a wall opening for A. Kohn at *Bon Marché Arcade*.⁵⁷ In August 1962, the place was transferred to the University of Western Australia.⁵⁸ In 1963, a building licence was granted for a lift and escape stairs.⁵⁹

In July 1973, the University of Western Australia was granted approval for internal alterations to *Bon Marché Arcade* at a cost of \$2,000, which were implemented by R. A. Strautins.⁶⁰ In November 1978, approval was granted for alterations to the place to be carried out by builder Arnold Doubikin Pty Ltd at a cost of \$10,000.⁶¹

In April 1985, the place was transferred from the University of Western Australia to Desida Nominees.⁶²

In 1989, Architect Janine Marsh was commissioned to 'restore' *Bon Marché Arcade*.⁶³ Floor coverings were taken up, revealing the original pink terrazzo flooring, inlaid with the name of the arcade in brass. Tenants considered the architect's decision to overlay ceramic tiles 'a crime'.⁶⁴ Marsh's selection of large mirrors to line the walls 'incensed' Gail Pether, operator of a period costume shop in the arcade, who stated 'The art deco period used small

53 Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 24. Revised 1943.

54 Application 401/45, in City of Perth Building Licences, 1945-48, p. 99.

55 Certificate of Title Vol. 1109 Fol. 361.

56 *West Australian* 3 April and 13 August 1954, p. 1 and p. 19 respectively.

57 Application 401/45, in City of Perth Building Licences, 1945-48, p. 99.

58 Certificate of Title Vol. 1109 Fol. 361.

59 Application 113/63, in City of Perth Building Licences, 1963.

60 Application 966/73, City of Perth Building Licences, 1973-74, p. 3, 25 July 1973.

61 Application 1364/78, City of Perth Building Licences, 1978-79, p. 15, 21 November 1978.

62 Certificate of Title Vol. 1109 Fol. 361.

63 *Sunday Times* 3 December 1989, p. 34.

64 *ibid.*

squares for mirrors so it's not even authentic. ... By doing this they're taking all the character out of it.'⁶⁵

In the late twentieth century, from the early 1970s, the development of large suburban shopping centres attracted business away from the central business district of Perth. The creation of the Hay Street Mall, and later the Murray Street Mall, drew people into the central-most area whilst the periphery declined.⁶⁶ With the closure and demolition of David Jones Hay Street store, pedestrian traffic through *Bon Marché Arcade* more or less ceased, and the place was little frequented.

In the late twentieth century, *Bon Marché Arcade* continued in use for its original purpose of shops and offices. In March 2001, the place was included in the Municipal Heritage Inventory for the City of Perth. The loss of original detail at the ground floor was noted, but it was reportedly 'intact above'.⁶⁷ *Bon Marché Arcade* was considered 'of exceptional significance', and its conservation 'essential to the conservation of the City.'⁶⁸ It was suggested that a conservation plan be prepared and it was recommended for Entry in the State Register of Heritage Places.⁶⁹

In 2004, *Bon Marché Arcade* continues in use as shops and offices.⁷⁰

13.2 PHYSICAL EVIDENCE

Bon Marché Arcade is a four and three storey commercial building in Barrack Street, constructed in brick, with stucco decoration and an iron roof in the Federation Free Classical style. Originally named Brookman's Buildings, the place was designed by architect H. J. Prockter and built by builder Arthur Nelson, for W. G. Brookman.

Bon Marché Arcade is located on the east side of Barrack Street, at a mid block point between Murray and Hay Streets. Barrack Street rises from both Wellington Street and St. Georges Terrace within the city block, with Hay Street being the highest point. Many of the buildings in this part of the city were constructed in the late nineteenth and early twentieth century, with Perth Town Hall much earlier, and a number of late twentieth century replacement buildings located between the earlier ones. The late nineteenth and early twentieth century buildings are generally two and three storeys in height, and the topography gives them an undulating form. With its high-pitched gable and four-storey rise, *Bon Marché Arcade* is conspicuous in the arrangement of more modestly scaled buildings. The flanking buildings, Commonwealth Bank to the north and Cinema City to the south, are very plainly designed and the rich decorative finish of *Bon Marché Arcade* is rendered more visually prominent by this contrast.

65 Gail Pether, quoted in *ibid.*

66 Mrs Bessie Cohen, telephone conversation with Robin Chinnery, 19 February 2004. Mrs Cohen (b.1908) was the daughter of prominent local businessman T. Sharpe and together with her husband operated a business in this area until 1974.

Terry MacGill, proprietor, T.Sharpe, conversation on site with Robin Chinnery, 11 February 2004.

67 City of Perth Municipal Heritage Inventory, 2001, p. 337/2395.

68 *ibid.*

69 *ibid.*

70 Site visit Robin Chinnery, January 2004.

Barrack Street is a one-way road, with traffic moving from south to north. Footpaths are laid in City of Perth exposed aggregate pavers and there is contemporary street furniture and lighting in the footpath zone, and items such as bus shelters on the west side of the street. There is only parking signage in front of *Bon Marché Arcad*, leaving an unobstructed view of the whole of the façade.

Bon Marché Arcade is four storeys at the street frontage up to the stair and lift core, and three storeys from the core to the rear boundary. There is a right of way along the southern side of the building, allowing the southern room to take light from it, while two light wells on the northern side of the building provide light to the paired rooms along that side of the building.

Bon Marché Arcade is made of decorative stucco over brickwork on the façade, and partly painted and partly unpainted red English bond brickwork to the side elevations. There is no obvious sign of the building having been constructed in stages, though there are some minor brickwork additions in stretcher bond brick.

At the street frontage *Bon Marché Arcade* is a four-storey Federation Free Classical building. The ground floor has undergone a number of changes so that the shop fronts are quite recent, with folding timber doors to the southern shop and a plain stone and glass shop front to the north, with the arcade entrance at the centre. The end walls of the building and piers flanking the arcade entry are clad with modern ceramic tiles. There is a canvas awning over the arcade entry and suspended sign slung under the street awning. The street awning is metal framed, suspended off the façade with tie rods, and flush clad on the soffit, with painted metal fascias.

The upper façade is divided into three bays, divided by pilasters and three floors, divided by cornices and raised panel spandrel walls. The central bay has one large central opening, with two pairs of coupled casement sashes, while the flanking bays have a pair of openings on each side, with a pair of casement sashes with highlights in each. This assembly is set within a panel that is thrust forward of the wall plane. Central openings are flat arches, while there are flanking openings with full arched heads on the first floor, two pointed arched heads on the second floor and flat arched openings on the third floor. Where the windows are arched, the arches are carried on impostes and have keystones. The roof is screened by a tall parapet balustrade, with a centrally located broken pediment within which the date 1901 on a cartouche, and swags are applied in stucco. The gable set over the balustrade comprises a thin pair of pilasters rising from the balustrade level and topped with a curved pediment with a shell or coquillage motif, flanked with skillions to complete the gable. The wall planes are painted brick and the decorative work all in stucco. Windows are generally single and three pane casements, with fan or hopper lights over them.

Although not readily visible from the street, there are brick chimneys serving each pair of rooms and the roof is made of galvanized corrugated iron. On the south-east section of roof, there is a lantern light that retains some of its glazed panels.

The side elevation that is visible from the right of way is constructed in English bond brickwork, with large sections of the ground floor wall below window sill

level rendered. One window at the western end of the wall has been filled in with brickwork. The windows on this elevation are single pane double hung sashes, some of which have been fitted with bars. There is an escape door near the eastern end and a steel escape stair runs across the rear of the building, and then along the southern wall to discharge into the right of way.

Along the northern wall, male and female toilets have been added to the first and second floors, while the escape stair indicated on the sewer plans no longer exists and has been replaced with the present steel construction escape stair.

The ground floor covers the whole of the site, the first and second floors cover all but the rear three metres of the site, and the third floor occupies an area equivalent to the front third of the site. The ground floor comprises a centrally located narrow arcade (6'4" wide), with flanking shops that run through to the rear of the building, the last shop at the east end being a later adaptation covering the link between the arcade and main Bon Marché building to the east. At a point immediately to the east of the front two shops, there is a concrete staircase and lift that run the full height of the building, serving all floors. The first and second floors have a centrally located corridor, articulated with arches at intervals, and with two major rooms and the front and a series of minor rooms running down both sides. The rooms to the south are full depth with windows on to the right of way, while the northern rooms are arranged so that every third room is inset to provide a light well to give light to the three rooms abutting it. Each of these floors has a rear door that discharges onto a steel construction landing, with a male and female toilet on the first and second floors respectively. The third floor occupies the front third of the building plan, and it is a repeat of the corresponding section of floor below.

The ground floor arcade splits into two sections, with the most elaborately detailed section in the front, and the remaining two thirds of the arcade more simply treated. The flooring is uniform throughout, with modern ceramic tiles covering all sections. The front two shops have modern shop fronts with aluminium framed windows to the north and timber framed shop fronts to the south. Above the line of the shop fronts, there is a pressed metal bulkhead. The ceiling is divided into two coffers on the lines of support for the structure above, and the soffit treated with pressed metal, completed with pressed metal cornices and pressed metal lined bressemeres. To this arrangement some Post Modern style lighting frames have been added, together with some corbelled brackets. The lift has metal doors and appears to have been re-clad with fire resistant materials, and the concrete stair wraps around the lift and has a simple metal tube handrail. The rear section of the arcade carries the tiling through, but the hob and chrome steel shop fronts from what would appear to be the 1923 works remain, with glazed lights above them. The ceilings have been re-constructed with plasterboard, including plasterboard bulkheads, new lighting, light brackets and sign brackets over shop/fronts, all in the Post Modern style.

The southern shop to the front section of the building retains its pressed metal ceiling, but its matching northern shop has a new suspended ceiling. Brick partition walls, many of which have been opened up to combine shop units to make bigger shops, divide the shops. Walls are simply plastered, floors are

generally timber and ceilings plain plasterboard with cove cornices. A section of brick walling in the north-east shop indicates the original layout of the rear of the building, with a pair of blocked-in windows and a door indicating how the building was arranged originally.

The stair features windows at each level and receives daylight from the adjoining light-well. The windows are casements, but their arrangement and style is not uniform on each level. The central corridor has carpeted timber floors and moulded skirtings, and its length is articulated with piers with torus mouldings, impostes, and arches. Doors are mainly four panel with moulded architraves, though some doors have been replaced with flush panel types, or have been filled in. Doors at the rear of the building are four panel, with side and hopper lights. Ceilings are a mixture of lath and plaster, with some mineral fibre tiles and replacement plasterboard. There are blocked-in fireplaces in the corner of rooms on the north side, and near the centre of the dividing walls on the south side. Additional grilled security doors have been fixed to the eastern end of the first floor to improve security for a jewellery company occupying the space. The eastern end of the second floor has been modified by the removal of the corridor walls and their reconstruction on a new alignment, to make the corridor in this section narrower than the remainder of the building and the rooms marginally larger.

The second floor is a repeat of the western end of the floors below in detail as well as general layout.

A fire started on the second floor in 2002, which caused considerable damage to the ground, first, second and third floors.⁷¹ As a result the arcade has been modified on a number of occasions, which removed early floor finishes. Some shops have been joined together and the arrangements to the rear of the buildings and toilet area modified. Shop/fronts at the ground floor have been replaced, the verandah replaced with an awning and the name of the place added in raised lettering. Also the masonry has for the most part been painted. Some doors have been replaced, the lift and stair area altered, and a number of ceilings replaced.

The building is not fully occupied but appears to receive adequate maintenance. The facades have reached a point where some maintenance is required to preserve the fabric and to make it presentable.

13.3 COMPARATIVE INFORMATION

The Busy Bee Arcade (Place no, 16480), built in 1894, is a two-storey building at the corner of William and James Street, Northbridge, designed in the Federation Free style. Probably Perth's oldest surviving arcade building, it no longer functions as an arcade.

McNess Royal Arcade (Place no. 1990) is on the State Register was built in 1897 and is a three-storey building with a basement and designed in the Federation Free Classical style. It was built with a dog leg or 'L' shaped plan with access to Barrack and Hay streets, had a wider circulation space than *Bon Marché Arcade*, and has two floors of rooms above the retail level. It no longer functions as an arcade.

⁷¹ Correspondence received from VBS Property Solutions dated 26 October 2006.

Gledden Buildings (Place No. 2002) is on the State Register and was built in 1935-38, in the Inter-War Art Deco style, and has an 'L' shaped plan also. Over many adaptations, the plan has been retained but the original terrazzo staircases to the basement and first floor from within the arcade have been removed and all shop/fronts replaced. *Gledden Buildings* was important for its ambitious scale at eight storeys, and the artworks that were part of the original design. Some of these have been retained in place.

London Court (Place No 1998) is on the State Register and was built in 1935, in an Elizabethan pastiche style and this design was meant to simulate a medieval street rather than an arcade. Its walkway is not roofed, but the planning is similar to other arcades with small shops lining the walkway, and other spaces for a wide range of users at the upper floor levels. Like *Bon Marché Arcade*, it is a combination of three and four storeys.

Piccadilly Theatre and Arcade (Place No. 2065) is on the State Register and was built in 1938, and followed the pattern of linking two major streets with a shop-lined arcade. It was designed in the Inter-War Functionalist style and included accommodation for a cinema at its southern end. It features a generous width arcade and set a pattern of planning for arcades that followed.

The arcade in *Bon Marché Arcade* is tiny in scale with an arcade width less than half that of other arcades in the city. The building contained similar functions to other arcade buildings in the City, with retail on the ground floor and a wide mix of small business users on the upper floors.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Further research may reveal additional information about the works implemented in the period since 1901. For example, an archival search at City of Perth may bring to light plans and/or specifications. Advice is being awaited regarding a preliminary search of files held by the University of Western Australia.