



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.

11.1. AESTHETIC VALUE *

Chung Wah Association Hall displays aesthetic characteristics of the Federation Free style in the proportions of the building, the upper parapet of the James Street elevation, the timber detailing of the main staircase and decorative pressed metal ceiling in the main hall. (Criterion 1.1)

The building's distinctive aesthetic character contributes to the collective identity of the Northbridge townscape, an eclectic mix of diverse visual and cultural qualities. (Criterion 1.3)

11.2. HISTORIC VALUE

Chung Wah Association Hall is the home of the Chung Wah Association which developed as a response to the needs of Chinese immigrants at the turn of the twentieth century, the majority of whom were single men, alone and isolated. (Criterion 2.1)

The construction of *Chung Wah Association Hall* demonstrates the development of the Chinese community in Western Australia as a cultural group. Chinese men were initially brought to Western Australia as indentured labourers as the number of free immigrants arriving in the colony could not fill the demand for workers. (Criterion 2.2)

Chung Wah Association Hall was designed by architects Wright, Powell and Cameron. As with many buildings constructed for migrant groups, the place adopts an established style, with little expression of the ethnic association of the user group. (Criteria 2.2 & 2.3)

The Chung Wah Association was the first registered Chinese community group established in Western Australia. *Chung Wah Association Hall* has been continually used by the group for social, cultural and education purposes since it was built in 1911. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

11. 4. SOCIAL VALUE

Chung Wah Association Hall is highly valued by the Chinese and wider community for its social, cultural and historic associations. (Criterion 4.1)

Having stood since 1911, the place is a local landmark and contributes to the ethnic diversity of the Northbridge area. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Chung Wah Association Hall has rarity value as an early community building and focal point for Chinese immigrants in Western Australia. The continuing and uninterrupted use of the place by the Chung Wah Association enhances its value. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Chung Wah Association Hall demonstrates some characteristics of the Federation Free style in the exuberant detailing and decoration which was a typical expression of the confidence in the prosperity of the State following the gold boom. (Criterion 6.1)

Chung Wah Association Hall is representative of a building adopting the style of the local environment with little expression of the ethnic association of the user group, a common phenomenon. (Criterion 6.2)

12. 3 CONDITION

The condition of the building is generally good. Some of the brickwork and mortar joints show signs of deterioration, particularly in the south and west elevations. The cause of rusting evident in the pressed metal ceiling at the southern corners needs to be investigated.

12. 4 INTEGRITY

Having been continually used by the Chung Wah Association since it was built, the place has a high degree of integrity, despite the change in use of the lower floor. Extensions to the rear of the building have provided a compatible function and have assisted the Association to satisfy the requirements of a growing community group.

12. 5 AUTHENTICITY

The removal of the front verandah; alterations to the window treatment, particularly at the lower level restaurant; the addition of a mezzanine level in the main hall and considerable extensions at the rear of the building have reduced the authenticity of the place to a moderate level.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Sauman, Historian. The physical evidence has been compiled by Katrina Chisholm, Graduate Architect.

13. 1 DOCUMENTARY EVIDENCE

Chung Wah Association Hall is a two-storey building constructed in 1911, for the Chinese Chung Wah Association, to a design by architects Wright, Powell

& Cameron. The place was originally constructed with a Federation Filigree style balcony and verandah, but this has subsequently been removed to reveal a Federation Free style facade which has undergone some alteration. *Chung Wah Association Hall* has been the venue for the Association's social and cultural activities since its construction.

Due to the shortage of workers in Western Australia in the early years of the colony, Chinese men were recruited as indentured labourers. Numbers were reduced during the period of convict transportation. Chinese men worked in the pearling industry, and as domestic servants, farm labourers, carpenters, gardeners, shepherds, station hands and cooks. Some control over their entry and conditions was put in place with the Imported Labour Registry Act, 1874; as the criteria of their entry to Western Australia was purely for labour purposes, they were not able to bring out family members.¹

At an Inter-Colonial Conference in Sydney in 1881, pressure was put on Western Australia by the eastern colonies to 'restrict the influx of Chinese ... to preserve and perpetuate the British type in the various populations.' Western Australia resisted this as the colony believed it needed Chinese labour to assist development. However, attitudes changed in the 1890s with the significant finds of gold on the Eastern Goldfields, and it was feared that Western Australia would experience the same influx of Chinese as Victoria had done in the 1850s.² As would be the trend in the twentieth century, the Chinese who came to work in Western Australia were from a diverse range of regional areas and linguistic groups.³

Various laws were enacted to control Chinese immigration to the colony, including a £10 poll tax and exclusion from mining rights. None of these laws applied to 'coloured' immigration from countries of the British Empire, including Hong Kong. The laws had little effect, and the number of Chinese people in Western Australia doubled in the 1890s. Nevertheless, hostility grew, with the newly formed trade unions speaking out against Chinese labour, claiming they took away the jobs of Europeans. Finally, in 1901, the *Immigration Restriction Act* was passed during the first session of the new Federal parliament. With this 'White Australia policy', all labour schemes involving 'coloured' immigrants came to an end.⁴

At the turn of the century, the needs of the Chinese in Perth were catered for by several Chinese stores in James Street and Fremantle. As well as selling imported Chinese merchandise, they also provided banking and translation facilities and postal services, and acted as meeting places. This 'helped foster a strong sense of community spirit' among the Chinese immigrants.⁵ As early as 1898, the Chinese formed a Friendly Society to provide welfare services to community members and in 1901, protested against the harsh immigration laws.⁶

¹ see Jan Ryan, *Ancestors: Chinese in Colonial Australia*, Fremantle Arts Centre Press, Fremantle, 1995.

² Atkinson, Anne, 'The Early Chinese in Western Australia', in *75th Anniversary, Chung Wah Association, 1910-1985*, pp. 46-48.

³ *ibid.*, p. 45. One page of the Register Listing for April 1889 shows that 33 immigrants arrived from 13 different districts and five major linguistic groups.

⁴ Ryan, *op. cit.*, pp. 124-137.

⁵ Atkinson, *op. cit.*, p. 47.

⁶ *ibid.* In 1901, there were 1,521 Chinese males and 18 Chinese females living in Western Australia, with the majority (54%) living in rural areas.

Restrictions and controls were also placed on the way the Chinese worked to reduce competition with similar businesses run by Europeans. Chinese laundries and furniture factories were subject to restricted hours of operation and were required to pay high annual registration fees. In 1904, there were 50 Chinese laundries in Perth and Fremantle. There was no competition for market gardening, however, and this work employed almost half the total Chinese population in Western Australia. Other areas of business were in retail stores and import/export agencies.⁷

The need for an official organisation to represent the Chinese community was recognised and the Chung Wah Association was officially established in 1909. The Minute Book of April 1909 clearly expresses the aims and concerns of the Chinese community at the time:

Unity is strength and an Association is vitally necessary. If there is no Association there is conflict and a feeling of not belonging anywhere. The overseas Chinese living in Western Australia are far away from the several thousand strong community in the other states...We are like scattered sand, it is no wonder that the Westerners are bullying us, passing stringent legislation aimed to displace us. Our countrymen should consider this situation and not ignore their responsibility to the community. We should cast away our selfishness. Solidarity is the best plan.⁸

The Constitution, registered with the Supreme Court on 12 July 1910, put the main objectives of the Association as:

To provide a suitable place of resort for Gentlemen of the Chinese nationality residing in Western Australia for the purpose of providing and encouraging literature and education amongst the members of the Association.⁹

The Association also provided a substitute family and a means through which individual Chinese could find communal protection and voice their protest against laws aimed at restricting their lives.¹⁰ Members of the Association were to pay a subscription fee of 7s 6d and any member leaving the state was required to contribute £1. The Association needed premises, and in 1910, Perth Town Lot Y42 in James Street was purchased from Charles Frederick Strauss and vested in the Chung Wah Association Incorporated. Trustees for the Association were Louis Wah Louey, James Lee Wood, Kie Hang, Tam Ying Men, Lee Shoo Ten, Paul Shee Quong, Ah Chew and Quan A. Sam.

The site chosen was in the middle of a Chinese business area and opposite the markets where many Chinese gardeners sold their produce. Northbridge, as the area was later called, had been first settled by discharged soldiers, artisans and small landholders in the 1860s. The Fremantle-Perth railway separated the district from the central city area, and Northbridge became the less fashionable part of the city. The district became the first place of occupation in Perth for successive migrant populations attracted by relatively cheap accommodation and business sites which were close to the city and rail transport.¹¹

7 **ibid.**

8 As quoted in Chung Wah Association, *85th Anniversary, Chung Wah Association, 1910-1985*, Perth, 1985, p. 10.

9 Atkinson, Anne & Kee Yong Yee, 'A brief history of the Chung Wah Association', in *75th Anniversary, Chung Wah Association, 1910-1985*, pp. 54-56.

10 **ibid.**

11 Stannage, C. T. *The People of Perth: A social history of Western Australia's capital city*. Perth City Council, 1979.

In November 1910, the Association raised a mortgage of £1300 with the Diocesan Trustees of the Church of England for construction of *Chung Wah Association Hall*.¹²

The Chung Wah Association - an incorporated body promoted by Chinese residents of the city - is having erected in James Street near William Street, a hall to serve as a meeting place for its members and for fellow countrymen visiting this State and also as a common centre for the social enjoyment and educational improvement of those connected with the Association. The building, which when finished will have an imposing frontage to James Street, is to cost over £2,000 and will contain two large shops, a spacious and well-furnished hall, a committee-room, two large kitchens, and a special kitchen for festival days and other appointments. Mr. P. Barrett is the contractor, the architects being Messrs. Wright, Powell, and Cameron. The foundation stone of the new building was laid on Wednesday [12 October 1910] by the Lieut-Governor (Sir Edward Stone)...¹³

An article in the *Tung Wah Times*, Sydney, the following month reporting the construction of *Chung Wah Association Hall* stated:

Although there are not as many Chinese as we have in Sydney, and commerce and business are not as great, now they have an Association. It is surprising we do not hear about Sydney and other cities doing the same thing. Compared to Perth we should be ashamed ... All the Chinese in Sydney should stand up and not allow W.A. to claim the praise alone.¹⁴

Chung Wah Association Hall was officially opened by Louis Wah Louey, as president of the Association, at 11pm on Chinese New Year in 1911. The opening was followed by a banquet for the 260 members of the Association. The two shops on the ground floor of *Chung Wah Association Hall* were rented out to provide income for the Association. The shop on the eastern side was rented out for £1.10 a week, and the shop on the western side for £1.¹⁵

The Association held social functions in *Chung Wah Association Hall*, and conducted fund raising activities to pay the mortgage on the place and also to raise money for its welfare work and contributions to local and Chinese charities. Aged and ill Chinese were given financial assistance to return home to China, and contributions were made to Royal Perth Hospital, the Red Cross Society, European War Fighting Fund and the Children's Hospital. The Hall was soon the centre for Chinese literature and education, and a library was established for the benefit of members, with books from China and newspapers from Hong Kong.

An active interest was taken in Chinese politics, and the Perth branch of the Kuomintang, or Chinese Nationalist Party, held its first meeting in *Chung Wah Association Hall* on 13 June 1921. The Association was finding it difficult to meet its mortgage repayments and, in 1922, *Chung Wah Association Hall* was leased to the Kuomintang for £1-8-0 a week, on condition that the Chung Wah Association could hire it for its own use when required.¹⁶

The Great Depression forced the closure of many Chinese businesses, and an aging population saw many Chinese return to China for their retirement years. By 1933, the number of Chinese in Western Australia had declined to 705, with 363 in Perth. In 1947, the total number was further reduced to 385.

12 DOLA Certificate of Title, Vol. 453 Fol. 91, HCWA File 2027.

13 *The West Australian*, 15 October 1910, p. 3.

14 *Tung Wah Times*, 5 November 1910, quoted in *75th Anniversary, Chung Wah Association, 1910-1985*, p. 28.

15 Atkinson, Anne & Kee Yong Yee, op cit., p. 54.

16 *ibid.*

The Association was kept alive by the remaining small number of families. The number of Chinese in Western Australia continued to decline in the 1950s and early 1960s, a direct result of the immigration laws which allowed no Chinese immigration.¹⁷

A new constitution was written and adopted in 1951. The wording of the revised constitution reflected the growing focus of families within the local Chinese community. The Association aimed

to provide a suitable place for persons substantially of Chinese descent residing in Western Australia to congregate for the purpose of encouraging literature and education, and conducting social activities.¹⁸

The trustees at this time were William Fan, Alexander Shem and James Lee Wood.

Relaxation of immigration laws in 1965, resulted in an increase in the number of Chinese immigrants, mainly from Burma and Malaysia, with a resulting increase in the number of members of the Association. The general population of Perth also increased rapidly as a result of a mineral boom in the 1960s, and general prosperity grew. In 1971, *Chung Wah Association Hall*, (then in a 'dilapidated' condition) was 'substantially renovated.'¹⁹ These renovations included the replacement of the wooden floor with cement under the health regulation rulings.²⁰ The ground floor of *Chung Wah Association Hall* was leased to N.B.K. Pty Ltd, who converted the two shops into a Chinese restaurant, the Golden Eagle. This was one of many new Chinese restaurants to open in Perth to cater to the growing population and affluence of the period.²¹

The constitution was revised once again in 1972, and the following year, a concerted membership drive was undertaken, resulting in a membership of almost 200.²² Membership continued to grow in the 1970s, and the Association began to move away from being predominantly a social club. The expanding range of Chung Wah Association cultural activities reflected the need to meet the needs of young families and maintain cultural heritage and language.²³ The Association began publishing a regular newsletter both in English and Chinese and the Association produced a weekly Chinese radio program on local radio. In 1974, Chinese language and cultural classes for children were formed.²⁴

In 1978, further renovations were carried out to *Chung Wah Association Hall*.

17 *ibid.*, p. 55.

18 *ibid.*

19 *ibid.*

20 Atkinson, Dr Anne, 'Chung Wah Association Building,' National Trust of Australia Historical Places Assessment, 1996, p. 6.

21 *ibid.*

22 Atkinson, Anne & Kee Yong Yee, *op cit.*, p. 55.

23 Chung Wah Association, *75th Anniversary...*, *op. cit.*, *passim*.

24 Although Chinese language classes had commenced in 1923 to teach Mandarin, classes were renewed in 1974 at the Chung Wah Association Hall. In 1979, classes were moved to Mercedes College in Victoria Square to accommodate the growing number of students; the school moved again the following year to West Leederville Primary. Saturday afternoon classes were commenced in 1984 in the Hall to cater for those who could not attend the morning classes. There were soon enough students to move the afternoon classes to West Leederville. The curriculum included singing, calligraphy, dancing and painting. In 1985, a second branch of the School was established in West Lynwood in response to the needs of Chinese families living south of the Swan River.

... more than \$20,000 was raised from members for renovations to the building. The kitchen was substantially upgraded, a new ablution block was erected over part of the existing building. Later, two offices were set up in the hall.²⁵

This period also saw the arrival of Chinese from Vietnam, and changes in immigration regulations which allowed residents to bring out elderly family members. An increase in membership, and government recognition of cultural diversity, 'allowed the Chung Wah Association to openly pursue a wider range of cultural activities' in the 1980s.

[*Chung Wah Association Hall*] is now in constant use with activities ranging from social functions, English and Chinese classes, rehearsals of singing, dancing and music groups, Tai Chi classes, and meetings of the Chung Wah Association's various sub-groups.²⁶

A number of committees and groups were established within the Chung Wah Association in the 1980s, to provide both practical support and cultural activities for members. These included the Ladies Sub-Committee, the Cultural Group and the Business and Professional Group (1980), the Dragon Boat Club and the Literary and Arts Group (1984), and the Property Management and the Chinese Cemetery Board (1983). In 1984, the Chung Wah Association received a Government Grant to employ a social worker to assist the increasing number of non-English speaking migrants arriving in Western Australia. This grant allowed the Association to continue its valuable welfare role in the local Chinese community.²⁷

In 1985, the Association held its 75th anniversary celebrations. They were carried out over a period of five months, from the anniversary when the foundation stone of *Chung Wah Association Hall* was laid, to the Chinese New Year Day anniversary of the opening of the place. The celebrations included three concurrent exhibitions at the Alexander Library, Western Australian Museum and Western Australian Art Gallery, as well as a public lecture series on various aspects of Chinese art and history, with particular reference to Western Australia.²⁸

Further renovations were carried out to *Chung Wah Association Hall* in 1992. 'The original kitchen was demolished and a mezzanine level added in the main hall with two extra rooms added behind the kitchen.'²⁹ Simon Lee, Perth businessman and president of the Association, helped finance the renovations. A plaque acknowledging his assistance hangs beside the honour boards which list past presidents and life members of the Association. A Bicentennial plaque attached to *Chung Wah Association Hall* in 1988, marks the place as item on the Northbridge heritage trail. In 1994, a request to add a verandah to *Chung Wah Association Hall* met with the approval of HCWA.³⁰

In 1995, construction of the new Chinese School and Cultural Centre was begun on the 4ha Balcatta site purchased in 1984. In 1998, *Chung Wah Association Hall* continues as the administration centre for the Association and a focal point for the Chinese community in Western Australia.³¹

25 Atkinson, Anne & Kee Yong Yee, op cit., p. 55.

26 *Trust News*, September 1993, p. 21.

27 Atkinson, Anne & Kee Yong Yee, op. cit., passim.

28 Chung Wah Association, *75th Anniversary...*, op. cit., passim.

29 Letters, 28 November 1994 & 3 January 1995, HCWA File 2027.

30 *ibid.*

31 *Trust News*, September 1993, p. 21.

Chung Wah Banner

Chung Wah Banner is 7.6 metres by 1.5 metres in size and made of red silk and blue satin, embroidered with Chinese characters and symbols. The white cloth lining is painted in traditional folk style.

Photographs dating from November 1917, provide the earliest evidence of the banner being used in celebrations of cultural events in the Perth Chinese community. The photographs depict public parades in Perth for Trench Comforts Day and Rose Day. *Chung Wah Banner* appears to have been made by Yee Thoong Woh of the Kwantung Province in China.³² Because of its size (it fits perfectly across the front of the *Chung Wah Association Hall* stage) it is believed to have been especially made for the Perth Association.³³

The banner was placed in storage, possibly during the 1950s, when the Chinese population declined. Poor storage conditions have left it in a deteriorated state, but the Association believes full restoration is possible. The cloth lining has sustained only minimal damage.³⁴

13.2 PHYSICAL EVIDENCE

Chung Wah Association Hall is a two-storey brick building with an iron roof located in James Street, Northbridge. The building is owned by the Chung Wah Association, a social and cultural group of the Chinese community who lease the ground floor to the 'Spaghetti Bar' restaurant, but occupy the upper floor and mezzanine for offices and social and educational purposes. The Northbridge area has a high concentration and diverse mix of cultural restaurant facilities and associations all contributing to the considerable eclecticism of the townscape.

The building is located on the north side of James Street, close to the intersection with Lake Street and shares a common building line at the front with neighbouring restaurants. A narrow laneway separates the building on the east boundary but is inaccessible to the public with a padlocked steel gate restricting access at James Street. A single lane driveway on the west boundary provides service access to the rear of the site and adjacent properties. A single-storey cool-room and office is situated in the north-west corner of the site and some storage facilities, constructed in brick with an iron roof, adjoin the main building along the west boundary.

Representative of the Federation Free style, the front facade of *Chung Wah Association Hall* is symmetrical and displays a strongly modelled gable pediment and roof line.³⁵ With the exception of the characters in the centre of the front parapet, and the masonry piers which are painted a vibrant red, the building exhibits little evidence of the ethnic origin of the Chung Wah Association. The facade was altered significantly with the removal of the filigree balcony, c.1950s, and as a consequence, the lower storeys are less decorative as the balcony would have obscured any ornamentation. At ground floor level, folding steel framed glazed doors have been inserted into the floor to ceiling height openings on either side of the central entrance. Some stucco moulding exists in the remaining supporting masonry elements, but the glazed wall no longer portrays the sense of solidity of the former

³² Photograph, HCWA File 2027.

³³ National Trust of Australia Historical Places assessment prepared by Mrs Kaylene Poon, 4 July 1994.

³⁴ *ibid.*

³⁵ Apperly, et. al., *op. cit.*, pp. 136-139.

masonry structure. A Bicentennial commemorative plaque and the foundation stone are fixed to the columns on either side of the double entrance door. A semicircular steel or aluminium framed canopy with a polycarbonate covering is bracketed off the front wall above the entrance doors, reflecting the shape of the stucco arch in the wall behind.

At first floor level, the arched window heads are accentuated with a band of rendered cream stucco which contrasts with the painted red brickwork. The original timber window framing has been replaced with aluminium and air conditioning units are located in the lower portions of the two side windows which are of a different proportion to the wider central opening. A vertical, illuminated sign for the ground floor restaurant is supported off the wall between the central and west window.

The entablature above this window level comprises a frieze with the lettering, 'Chung Wah Association' below a balustraded parapet and central arch form containing Chinese characters. The composition is crowned with a central broken pediment which is open at the apex. Additional skyline features evident in early photographs are no longer extant.³⁶

The side walls of *Chung Wah Association Hall* are constructed in Colonial bond brickwork. The brickwork of the east and west elevations, immediately adjacent to the parapet, forms an elegant scrolled shape as it descends from the top of balustrade to the main eaves level. The west elevation displays three similar but identifiably different brick types from distinct periods of construction. A portion of the lower level brickwork extension at the rear matches the bond of the original structure although the upper level is constructed in Stretcher bond. Ground floor windows in the west elevation have been replaced with glass blocks. The upper level windows feature three courses of headers in the semi-circular arched lintel. Cement rendered sills to the lower level windows have been removed and a timber rail has been fixed to the wall to prevent damage being inflicted both to and from service vehicles using the alley.

The north elevation features a gable end punctuated by three arched windows of equal proportions at the first floor level which cantilevers over the service and access facilities at ground level. The single-storey brick storage facility along the west boundary has been extended and displays different qualities of brickwork. The southernmost portion appears to date from the original period of construction, with an arched lintel over the timber panelled door, similar to the brickwork above the windows of the west elevation. A chimney with brick corbelling rises above the skillion roof and parapet wall along the west boundary. The internal layout has been divided with a concrete block wall. A former cement rendered fireplace is partially evident, adjacent to the wood fuelled stove, for laundry or cooking facilities. The Metters door to the stove is still extant.

The 'Spaghetti Bar' occupies the ground floor of the building with seating for diners at the front, a bar at the rear of the main space and kitchen, storage and sanitary facilities behind. The solid walls of the stairwell encroach on the interior layout at the front of the restaurant and a central line of columns divide the space behind. The internal decor features a lurid colour scheme; featuristic lighting and reflective metal panels applied to the walls. A diverse arrangement of seating types has been provided with some bar stools and banquette style seating fixed to the timber boarded floor.

The central entrance foyer has a tessellated tiled floor; rounded walls at each of the four corners and elaborately turned timber detailing to the staircase. The one and a half flights of the dog-legged stair open directly onto the spacious main hall. A further flight of stairs leads to a mezzanine level comprising a balcony and two offices at the southern end of the hall. This level was added in 1992 but the timber detailing of the stair and balcony matches the original staircase. Arched windows are located along the length of the east and west walls with vertical venetian blinds suspended across each bay, with the exception of the blind window bays at the northern end of the hall. Honour boards commemorating past presidents and life members of the Chung Wah Association and a plaque recognising Mr. Simon Lee for his generous donations for renovations and additions to the building in 1992 are hung in the north-east corner of the hall.

The pressed metal ceiling is a significant feature of the hall displaying decorative round ventilators at regular intervals and Art Nouveau motifs which were characteristic of the eclecticism of the Federation Free style. The generous coved cornice, also of pressed metal, which runs along the side walls exhibits sets of punched holes along its length. The ceiling is supported by timber trusses which have a wide horizontal central member and sloping side members set at a relatively low pitch. The trusses are held together by steel tie rods. The ceiling structure, excluding the current paint scheme, is likely to be authentic fabric.

A doorway with an arched fanlight is located on either side of the north wall of the hall. The western door opens onto a storeroom while the eastern door opens onto a passageway which leads to the kitchen situated immediately behind, and a metal staircase which gives access to the toilet facilities and meeting rooms used by the Chung Wah association. The construction and finishes of these rear rooms demonstrate standard contemporary construction with concrete floors and plasterboard walls and ceilings.

It has not been ascertained definitively when the south elevation timber and iron verandah was removed, although it is believed to be c.1950.³⁷ Further significant alterations to the fabric of *Chung Wah Association Hall* occurred in 1971, 1978 and again in 1992. The earliest works comprised the conversion of the two shops at ground level into a restaurant and the installation of a concrete floor above the original timber of the first floor. It is believed the latter was in response to building regulations imposed by the introduction of a restaurant below. The change in floor level is evident at the top of the main staircase where the original timber floor is exposed as the last tread. There were also some alterations and additions to the kitchen, toilets and staff changing facilities at the rear of the building at this time.³⁸ Further renovations occurred in 1978 with additional toilets at the upper floor and refurbishment of the kitchen. In 1992, the building was extended to the north with new offices and a new kitchen for the main hall. A mezzanine level was introduced at the southern end of the hall with offices on either side of the stair well at both levels. Photographic evidence shows a number of alterations have also been made to the windows and canopies of the front elevation, subsequent to the removal of the verandah.³⁹

37 Discussion between Mrs. Hoy Poy, OAM, first life member of the Chung Wah Association and Katrina Chisholm, Wednesday 24 June 1998. Memo HCWA file 2027.

38 'Plan As Constructed', C.J.M. Gabriels-Designer, Dwg No. 10-71/4 from PCC file, Reference No. 1716/72, in possession of Chung Wah Association.

39 Photograph in HCWA file 2027; see also Chung Wah Association commemorative books from 75th and 85th Anniversaries.

13.3 REFERENCES

National Trust Assessment Form, September 1996.

Chung Wah Association, *75th Anniversary Chung Wah Association 1910-1985*, Perth, 1985.

Chung Wah Association, *85th Anniversary Chung Wah Association 1910-1995*, Perth, 1995.

13.4 FURTHER RESEARCH
