



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

The Heritage Council of WA has determined that this place does not have the cultural heritage significance required for entry in the State Register

1. **DATA BASE No.** P18005
2. **NAME** *Cullity Timbers (fmr), Leederville*
FORMER NAME (or OTHER NAMES) The State Emergency Services, Headquarters Youth Facility, YMCA HQ
3. **LOCATION** 62 Frame Court and 100 Oxford Street, Leederville
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Portion of Lot 200 on DP 54386, being contained in Certificate of Title Volume 2648 Folio 557; portion of Lot 26 on Plan 450, being contained in Certificate of Title Volume 1012 Folio 845; Lot 27 and 28 on Plan 450, being contained in Certificate of Title Volume 1079 Folio 117; Lot 9790 on DP 213909, being portion of the land contained in Certificate of Title Volume LR3155 Folio 628 comprising portion of Reserve 38671.
5. **LOCAL GOVERNMENT AREA** City of Vincent
6. **HERITAGE LISTINGS**
 - Register of Heritage Places: -----
 - National Trust Classification: -----
 - Local Planning Scheme – Heritage List: Adopted 12/09/2006
 - Local Heritage Survey: Adopted 12/09/2006
 - Register of the National Estate: -----
 - Aboriginal Sites Register -----
7. **ORDERS UNDER SECTION OF THE ACT**

8. **HERITAGE AGREEMENT**

9. **STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE**
What is significant?
Cullity Timbers (fmr), Leederville, comprises the former head office of timber merchant and manufacturer Cullity Timbers. Occupying the site between 1929 and

1976, all that remains is a two-storey office building (c.1953; additions c.1958) with characteristics of the Inter-War Georgian Revival and Inter-War Functionalist Styles designed by Summerhayes & Associates. Later alterations and additions to the place were undertaken (c.2002) in association with its use as a youth centre.

Elements that contribute to the significance of the place include (but are not limited to):

- The Administration Building (c.1953, second storey added c.1958) designed by Summerhayes & Associates for Cullity Timbers, a leading innovator of the post-war timber and plywood industry.
- Interior timber and plywood décor of the Administration Building, such as wall and door panelling and a feature wall of samples, which showcase Cullity Timbers' locally manufactured decorative veneers of Western Australian and international timbers.

Other elements related to Cullity Timbers' use of the site which are significantly modified or no longer extant, comprising the remnant southern wall of the original Yard Office (c.1955, incorporated into the Gig Space), the site of a wood machining shop (c.1955) and several timber and plywood storage sheds (c.1950-1970) which are now a carpark, as well as later alterations and additions to the place including the Gig Space, Toilet Block, Skate Park, sheds and mature trees do not contribute to the significance of the place.

How is it significant?

Cullity Timbers (fmr), Leederville is of aesthetic, historic and scientific value and satisfies the following factors relevant to cultural heritage significance:

- A. importance in demonstrating the evolution or pattern of Western Australia's history;
- F. importance in exhibiting particular aesthetic characteristics valued by any group or community;
- G. special association it has with the life or work of a person, group or organisation of importance in Western Australia's history;

Why is it significant?

Cullity Timbers (fmr), Leederville is of historic value as the head office of Cullity Timbers for close to fifty years, a company that was closely involved with the State sponsored development of local manufacturing during and after WWII to address material shortages, and which played an important role in the establishment of the State's local plywood industry, an essential component of formwork for concrete construction post-WWII. (Factor A & G).

Extant interior timber décor within *Cullity Timbers (fmr), Leederville* is of historic value as it demonstrates the application of the company's innovative techniques to local timbers and their success in establishing plywood manufacturing in the State (Factor A).

Cullity Timbers (fmr), Leederville is of aesthetic and historic value as it features examples of products manufactured by Cullity Timbers and Westralian Plywoods. The decorative timber panelling, which includes local hardwoods, demonstrates the local manufacturing of what was a feature of commercial and domestic interior design during the period, and which was utilised in a number of fit outs of notable government and commercial premises (Factor F and G).

The place is associated with founder of Cullity Timbers, Thomas Cullity, and son Denis, both of whom have been recognised for their contributions to engineering, forestry and industry in Western Australia (Factor G).



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

10. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the section 38 of the *Heritage Act 2018*. It is considered that the place does not warrant inclusion in the Heritage Register against the following factors relevant to cultural heritage significance:

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

Cullity Timbers (fmr), Leederville is associated with the establishment and growth of local manufacturing during World War II and the post-war period, and the role of State government in supporting companies to establish new manufacturing industries to address shortages of materials and items that were previously imported (historic value).

Cullity Timbers (fmr), Leederville is associated with the innovation and implementation of new materials and techniques during World War II and the post-war period, in particular the slicing of Western Australian hardwoods for decorative timber veneer panels which were used in fit outs of notable State government buildings, and the development of waterproof karri plywood which was used as concrete formwork for large-scale construction projects including the Narrows Bridge (historic value).

Cullity Timbers (fmr), Leederville reflects the proximity of manufacturing to city and town centres prior to land use zoning and the creation of industrial estates. In its former use as a timber yard, the place is associated with the development of the Leederville area as a significant building industry support area (historic value).

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

Extant internal timber panelling within *Cullity Timbers (fmr), Leederville* has the potential to contribute information about innovative plywood manufacturing techniques for Western Australian timbers, developed by Cullity Timbers and

Westralian Plywoods through technical research and experimentation (historic value).

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

Cullity Timbers (fmr), Leederville represents a remnant of a secondary industry site which demonstrates the historical placement of manufacturing sites to city and town centres prior to land use zoning that led to the creation of industrial estates (historic value).

10(E) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Since 1976 *Cullity Timbers (fmr), Leederville* has been used for community purposes, supported by local and State governments. The youth hub, in operation since 2002, is recognisable in the local community as a social and creative space for young people, evoked through its current external form which features a skate park and colourful murals (social value).

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

Extant internal timber elements within *Cullity Timbers (fmr), Leederville* such as timber veneer doors and wall panelling, and a sample wall of decorative veneers, demonstrate the aesthetic appeal of Cullity Timbers' veneer slicing techniques (aesthetic value).

The colourful murals and graffiti art which currently adorn *Cullity Timbers (fmr), Leederville*, contribute to the aesthetic qualities of the adjacent Leederville Town Centre being a vibrant mixed-use hub which appeals to the youth community (aesthetic value).

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

Occupied from 1929-1976, the site was the head office and timber yard of prominent timber merchant and family business Cullity Timbers which pioneered timber plywood and particleboard production in Western Australia and established the State's local plywood manufacturing industry. Founder Thomas Cullity and son Denis have been recognised for their contributions to engineering, forestry and industry (historic value).

The Administration Building was designed by prominent architectural firm Summerhayes & Associates (historic value).

¹ For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Since 2004, *Cullity Timbers (fmr), Leederville* has been associated with the YMCA, an international organisation focused on youth welfare which established branches throughout the state from 1907 (historic value).

10(H) Its importance in demonstrating a high degree of creative or technical achievement;

The extant internal timber panelling within *Cullity Timbers (fmr), Leederville* demonstrates some of the innovative decorative techniques applied to Western Australian hardwoods by Cullity Timbers following World War II (historic value).

11 SITE PLAN

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

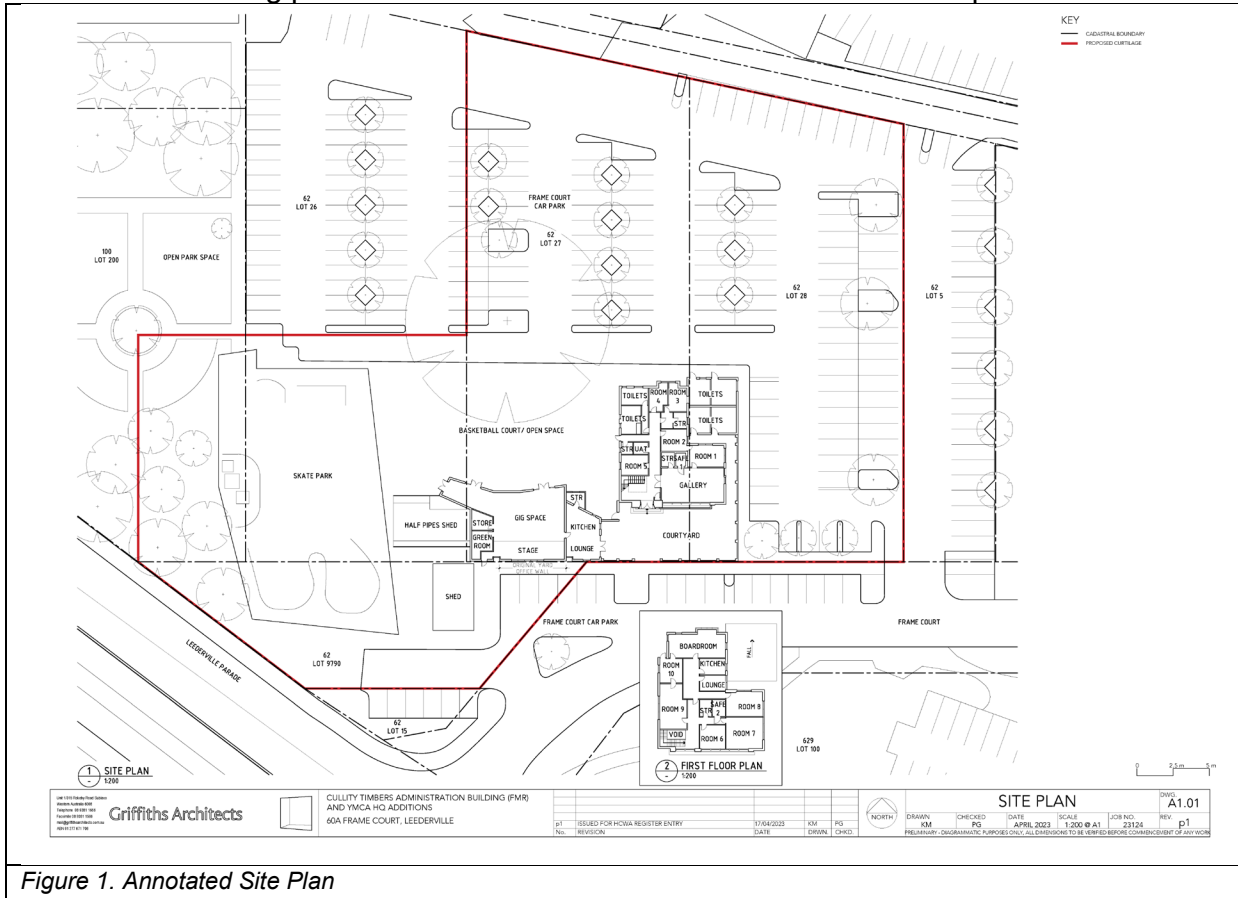


Figure 1. Annotated Site Plan

Register of Heritage Places – Does not warrant entry in the State Register
Cullity Timbers (fmr), Leederville
25 August 2023

12. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed in August 2023 by the Department of Planning, Lands and Heritage, and Architect Griffiths Architects, with amendments and/or additions by the Heritage Council and the Department.

The pertinent factors relevant to cultural heritage significance are referenced at the beginning of the documentary, physical and comparative evidence sections.

12.1 DOCUMENTARY EVIDENCE

Cullity Timbers (fmr), Leederville, the site of the company's operations from 1929 to 1976, comprises a two-storey brick render and tiled Administration Building (single storey c.1953, first floor added c.1958), part of the Yard Office (c.1955) which has operated as a youth centre since 2002, Skateboard Park (2002), Gig Space (2002), two sheds (2005), surrounding bitumenised car park (1989), planted trees including a *Corymbia citriodora* (Lemon Scented Gum), *Morus alba pendula* (Weeping Mulberry), several *Jacaranda mimosifolia* (Jacaranda), and small shrubs.

Heritage Council of Western Australia Theme (s)

This analysis is based on the Thematic History of Western Australia ^[1] (WA Thematic). The following theme/s, key events and phases are relevant to the history of the place:

Economy – Manufacturing & Secondary Industry

- 1939-1945 Manufacturing channelled into the war effort, including implementing local production of items no longer available for import due to war conditions. Women increasingly employed in manufacturing, especially metalwork, machining, and munitions.
- 1950s Increases in local manufacturing especially employing many migrant workers. Industrial output doubles in the post-WWII decade but WA remains the least industrialised of all Australian states throughout this decade.
- 1951 Manufacturing accounts for 24.2% of WA employment, a major increase over the past 50 years from 14% in 1901.
- 1964 Manufacturing accounts for 46% of WA production, an all-time peak (the subsequent mining boom reduces manufacturing as proportion of economy).

Infrastructure – Development of Settlements & Services

- 1953 Wartime building restrictions which have been incrementally reducing from 1951, cease completely.

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

Economy – Natural Resources (living)

- 1898 Value of the timber industry exceeds wool. WA timber exported to Britain and much demand for railways, jetties, telegraph, mine props, and housing. Remains dominant until 1907 when wool resurges.
- c.1946 Chainsaws introduced for forestry work, but axes and crosscut saws continue in common use into the early 1960s.
- 1960 Commercial timber industry begins exploring options for softwood production, as limits of hardwood supply begin to become evident.

Cultural Life – Domestic Life

- 1946-1949 Post-war period of austerity. Shortage of building materials and labour sees a slow start to addressing shortages resulting from the Depression followed by war restrictions. Housing built is small, simple, often austere – permits for all construction (residential and otherwise) required from State Housing Commission.
- 1950s Boom in housing construction as wartime restrictions ease and government programs support home construction. Style remains simple, generally small scale as availability of materials and labour still restricted, especially in the early 1950s.

Cultural Life – Recreation Organised Leisure/Entertainment

- 1907 YMCA establishes WA branch in Perth, followed by a second branch in Katanning.
- 1980s YMCA membership declines.
- 1991 Establishment of Healthway makes arts funding available in light of 1990 ban on tobacco sponsorship.
- 1994 WA government launches anti-graffiti campaign, in parallel with urban arts initiatives to channel graffiti and aerosol art to sanctioned public walls.

Cultural Life – Religion

- 1950s Proliferation of denominational-based Christian youth organisations, including within ethnic-linked churches; institutional religion provides substantial alternative (and often overlapping) social scene to emerging rock-n-roll teen culture.

Social Services

- 1940 Police Boys Club forms (later Police & Citizens Youth Clubs, to include girls also); provides social functions especially for youth at risk but also youth generally, for example 'Blue Light Discos'.
- 1942 Young Christian Workers (YCW) introduced to WA - Catholic youth organisation with strong social justice focus,

campaigning and volunteering on many fronts over subsequent decades.

- 1970s Increased social services focussed on youth at risk, for example Fusion, Teen Challenge, Jesus People, Telateen, Perth Inner City Youth Service (1980); concern at youth involvement with welfare systems.
- 1990s YMCA reforms as youth rehabilitation and mediation services, following decade of declining membership as a social club.

Leederville Location

The Noongar groups living in and around the Perth area are collectively known as the Whadjuk, whose significant cultural sites include *Derbal Yerrigan* (Swan River) and *Karra kata* (King's Park).² The Whadjuk comprised small family groups moving through the landscape in response to seasonal change, utilising a toolkit of wooden and flaked stone tools and grinding stones, notably of quartz, dolerite and chert.³ This way of life began to be disrupted after 1829 with the arrival of British colonists, who established the settlements of Perth, Fremantle and Guildford along the Swan River. *Galup* (Lake Monger) was a traditional Noongar meeting place. It was the site of a massacre of Noongar people by colonists, including militia, in 1830. Soon after, a short-lived feeding depot was established at Lake Monger to encourage Noongar people to keep away from colonists' homes and farms.⁴

The Leederville area was initially settled by John Monger and William Leeder, who between them acquired nearly 500 acres in the early years of the Swan River Colony. The land now comprising 62 Frame Court (Lots 26, 27 and 28) was originally part of Perthshire Location AX, 60 acres that William Leeder acquired in 1828.⁵ As the colony's population grew with the introduction of convicts in the 1850s, the area was adapted for food production with market gardens, dairy and poultry farms established.⁶

The construction of the Fremantle-Perth-Guildford railway through the area in 1881 and the gold boom of the 1890s further boosted the population and development of towns along the railway line.⁷ Monger and Leeder's land holdings were subdivided in the mid-1890s,⁸ which brought residential development north of Bourke Street and a mix of factories and other commercial premises towards the southern end of Oxford Street in Leederville, including what is now Frame Court

2 'About the Whadjuk Region', Kaartdijin Noongar – Noongar Knowledge website. Accessed 16 August 2021, <https://www.noongarculture.org.au/whadjuk/>

3 Crawford, I. M., 'Aboriginal cultures in Western Australia', & Hallam, S., 'The First West Australians', in *A New History of Western Australia*, C. T. Stannage (ed.), UWA Press, 1981, pp. 16-20, 56-66; Meagher, S. & Ride, W. D. L., 'Use of natural resources by the Aborigines of south-western Australia', & Berndt, R. M. 'Aborigines of the South-West', in *Aborigines of the West: Their Past and Present*, R M Berndt & C H Berndt, (eds.), UWA.

4 'A Thematic History of Western Australia' (incl. Framework Spreadsheet & Narratives). Prepared for the Heritage Council of WA by Clare Menck, *Historian*, June 2018; Wynne, Emma & Trilling, Jo, 'Perth Festival to showcase hidden massacre of Noongar people at Lake Monger', ABC News website. Accessed 22 December 2020, <https://www.abc.net.au/news/2020-12-22/perth-festival-lake-monger-noongar-people-history-revealed/12998272>

5 Certificate of Title Vol L0058 Folio 46.

6 'Monger's Lake, Leederville', *West Australian*, 13 May 1898, p. 2, <http://nla.gov.au/nla.news-article3220376>

7 Stannage, C. T., *The People of Perth: A Social History of Western Australia's Capital City*, Perth City Council, Perth WA, 1979, pp.240-241.

8 Certificate of Title Vol L0058 Folio 46.

(previously named Tower Street, and Gilbert Street prior to 1903).⁹ By 1914 the Councils of Perth, North Perth and Leederville came together to form Greater Perth.¹⁰

Cullity Timbers

Western Australian timber merchant Cullity Timbers Limited operated a timber yard at the site from 1929 to 1976, having purchased 60 Tower Street (Lot 26) in September 1929,¹¹ and 52 and 56 Tower Street (Lots 27 and 28 in September 1942.¹² The large commercial site was the company's head office and sales (wholesale and retail) premises, selling imported and local timbers and plywoods. A site plan dating to 1967 indicates that although the company became involved in local forestry and plywood manufacturing, only the final stages of timber processing were completed at the site, with facilities for dressing, thicknessing¹³ and seasoning timber boards. The site also included storage for timber and plywood.¹⁴

Cullity Timbers Limited was registered in September 1928 with engineer Thomas Cullity appointed as Managing Director.¹⁵ For his final year civil engineering thesis at the University of Western Australia, Cullity had supervised the construction and operation of an experimental drying kiln for the artificial seasoning of timber using Western Australian hardwoods, under Professor Alfred Tomlinson.¹⁶ As a result of his research, on graduation in 1918 Cullity was offered the position of the first Technological Officer for Western Australia's Forests Department by Charles Lane-Poole, before going on to start up Millars Timber and Trading Company's new commercial Dry Kilns at Yarloop.¹⁷

In 1925 Cullity moved to South Australia where he managed a battery of Dry Kilns and the woodworking division of Holden Motor Body Builders. While in South Australia, at the suggestion of mutual acquaintance Norman Moore, Cullity was offered the opportunity to establish his own timber merchant company in Perth by prominent timber merchant Alfred Roy LeMessurier. Together with Moore, Cullity returned to Perth in 1928 with his wife Margaret (Peg) and their three young sons, and Cullity Timbers was registered in September 1928 with Cullity as Managing

⁹ Davidson, J. and Laurie, M., 2010, *Early businesses of Vincent: a local history*, Town of Vincent, Western Australia, p. 3.

¹⁰ 'History', City of Vincent website, 2022. Accessed 25 May 2022. <https://www.vincent.wa.gov.au/our-city/about-vincent/history.aspx>

¹¹ Certificate of Title Vol 1012 Folio 845.

¹² Certificate of Title Vol 1079 Folio 117.

¹³ Thicknessing is the cutting of timber boards to a consistent thickness throughout their length. Architectural plans include 'New Thicknessing & Saw Shed', 3 June 1954, Summerhayes & Associates Architects. City of Perth Building Licence Plans. Accessed via City of Vincent archives.

¹⁴ 'Cullity Timbers Pty Ltd 60 Tower St, Leederville – Site Plan', 22 June 1967, Summerhayes & Associates Architects & Planners. City of Perth Building Licence Plans. Accessed via City of Vincent archives.

¹⁵ Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 3.

¹⁶ 'Establishing a tradition of learning', University of Western Australia website, 10 November 2014. Accessed 25 May 2022. <https://www.news.uwa.edu.au/archive/20141107135/establishing-tradition-learning/>

¹⁷ Cullity, T., 'A Brief History of my Family', (unpublished manuscript), undated but c. 1968, p. 17. Accessed July 2023 courtesy of the Cullity family. Excerpt also available in 'Kerrymen Down Under: The Cullity Diaspora', Micheal O'Donohoe Memorial Heritage Project website. Accessed 25 July 2023, <http://www.odonohoearchive.com/kerrymen-down-under-the-cullity-diaspora/>

Director and Moore as Chairman.¹⁸ The Gunnensen and Nosworthy families, timber merchants based in South Australia and Victoria, also agreed to support the venture as shareholders. Based on available information, these associations were long-standing,¹⁹ although further investigation would be required to establish the ongoing nature of their involvement.

Cullity Timbers' first premises were on the corner of Elm and Prince Street in West Perth,²⁰ before purchasing 60 Tower Street in 1929,²¹ setting up offices in an existing pie shop and constructing a large shed for the timber yard.²² The company's registered office address was officially changed to the Leederville site in May 1930.²³

The timber yard was one of many businesses associated with the building industry in Leederville's commercial area, which developed as a major building industry support area during this period.²⁴ Cullity Timbers established itself as a specialist importer of decorative cabinet timbers and panels, primarily plywood,²⁵ and by 1939 was the leading supplier to Western Australia's furniture and cabinet trades, supplying the majority of the trades' plywood and fine timbers.²⁶

Cullity Timbers expanded the Leederville timber yard in 1942 with the purchase of the adjacent 52 and 56 Tower Street (Lots 27 and 28) in September 1942, which were advertised for sale as a 'large factory site and two old WB [weatherboard] cottages ... an excellent factory site close to the well-known factory of Malloch Bros'.²⁷ Cullity Timbers demolished the weatherboard cottages,²⁸ retaining the address of 60 Tower Street for the expanded site.

Establishment of the local plywood industry

Cullity Timbers expanded and diversified through World War II and in the post-war period, working to provide a reliable supply chain by maintaining control of materials, manufacture, and sales through the integrated operation of Cullity businesses.²⁹ During World War II, plywood was in high demand in industries such

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- 18 'Registered Companies', *West Australian*, 11 September 1928, p. 11, <https://trove.nla.gov.au/newspaper/article/32222121>; Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 2.
- 19 Gunnensen-Le Messurier Ltd., Gunnensen-Nosworthy Ltd. and M. Le M Plywoods Pty. Ltd. are listed as interstate distributors in Westralian Plywoods Pty Ltd, A Treasury of Wesply Plywood, undated but c. 1960, p. 21.
- 20 'Registered Companies', *West Australian*, 11 September 1928, p. 11, <https://trove.nla.gov.au/newspaper/article/32222121>
- 21 Certificate of Title Vol 1012 Folio 845.
- 22 'Real Estate', *West Australian*, 21 December 1929, p. 11, <https://trove.nla.gov.au/newspaper/article/32339878>; Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 3.
- 23 'Advertising', *West Australian*, 14 May 1930, p. 1, <http://nla.gov.au/nla.news-article31080495>
- 24 Town of Vincent, 'Heritage Assessment, Youth Headquarters, formally Cullity Timbers'. Jan 2008, p. 4. Accessed 16 March 2023. <https://www.vincent.wa.gov.au/profiles/vincent/assets/agenda/2008/20080702/att/ceomemappendices003.pdf>
- 25 Cullity, M., *Cullity's*, Emerson House, 1987, p. 155; 'Wood Craftsmanship', *West Australian*, 8 December 1934, p. 5, <http://nla.gov.au/nla.news-article32808418>; 'Modern Treatment', *Sunday Times*, 9 December 1934, p. 16, <http://nla.gov.au/nla.news-article58732701>; 'Jarrah Panelling', *West Australian*, 17 June 1930, p. 14, <http://nla.gov.au/nla.news-article33352835>
- 26 Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 1.
- 27 'Advertising', *West Australian*, 19 August 1942, p. 1, <http://nla.gov.au/nla.news-article47344175>
- 28 'Advertising', *West Australian*, 28 August 1942, p. 1, <http://nla.gov.au/nla.news-article47345270>
- 29 Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 4.

as furniture manufacturing, and WA was impacted by shortages in supply of plywood from the eastern states. In 1943 Thomas Cullity formed Westralian Plywoods as a manufacturing arm of Cullity Timbers,³⁰ after successfully developing techniques to ‘peel’ karri for plywood with the Forestry Division of the Council for Scientific and Industrial Research in Melbourne (now known as CSIRO).³¹

It is understood that the Minister for Forests, State Sawmills and the Departments of Forestry and Industrial Development actively supported the establishment of the local plywood manufacturing industry in developing the proposal, overcoming problems with karri supply from the south-west, and obtaining machinery and a suitable factory site in Carlisle,³² although further research would be required to clarify the exact nature of the State government’s support.



Figure 2. Manufacturing plywood from Karri at the Westralian Plywoods Mill, 80 Sunbury Road, Victoria Park, 1949. State Library of Western Australia 008132D.

During the war, Cullity Timbers and Westralian Plywoods supplied rotary cut karri plywood to the State’s defence forces, furniture industry and food packaging industry.³³ Thomas Cullity’s sons John and Denis joined their father’s businesses in 1946 and 1951 respectively, John in sales and Denis in technical research, and both went on to hold long-standing leadership roles.³⁴

- ³⁰ ‘About Us – Cullity Timbers’, Cullity Timbers website, 5 June 2004. Accessed via Internet Archive Wayback Machine, <https://web.archive.org/web/20040605231542/http://www.cullitytimbers.com.au/about.asp>. Cullity Timbers was the major shareholder of Westralian Plywoods.
- ³¹ ‘Plywood Plant Soon’, *Daily News*, 9 July 1943, p. 6, <http://nla.gov.au/nla.news-article78449137>; ‘WA Enterprise Came To Plywood Rescue’, *Daily News*, 18 October 1949, p. 13, <http://nla.gov.au/nla.news-article78292158>; ‘The Plywood Story’, *Countryman (Western Mail supplement)*, 1 June 1950, p. 8, <https://trove.nla.gov.au/newspaper/article/39103484>
- ³² ‘New Local Industry: Plywood Manufacture’, *West Australian*, 10 July 1943, p. 2, <https://trove.nla.gov.au/newspaper/article/46762349>; *Wise’s Western Australia Post Office Directory 1949*, Wise’s Directories, p. 921. Accessed via State Library of Western Australia. <https://slwa.wa.gov.au/collections/collections/post-office-directories>. The factory (in the Historic Heritage Database as P15745 WESFI Factory (site)) was located at 80 Sunbury Road, Victoria Park. Demolished in 1998, two streets at the site named Cullity Lane and Hearn Lane recognise its history.
- ³³ ‘Defence Contracts’, *West Australian*, 11 September 1941, p. 6, <http://nla.gov.au/nla.news-article47160349>; ‘Increased Use Of Laminated Woods’, *West Australian*, 4 November 1952, p. 23, <http://nla.gov.au/nla.news-article49061620>
- ³⁴ ‘John Anglin Cullity’, Aquinas College website. Accessed 19 June 2023, <https://www.aquinas.wa.edu.au/news/john-anglin-cullity/>; Timberbiz, ‘Vale: Denis Cullity AO CMG BSc FAIM FAICD’, website, 16 September 2022. Accessed 19 June 2023, <https://www.timberbiz.com.au/vale-denis-cullity-ao-cmg-bsc-faim-faicd/>; Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 4.

Timber and plywood in the post-war construction boom

The use of plywood in the building industry increased in the post-war period, amplifying continuing shortages.³⁵ In 1947 the State government assisted Westralian Plywoods in acquiring a new peeling lathe which would enable peeling logs other than karri and more than double their plywood production.³⁶ The same year, Cullity Timbers and Westralian Plywoods began directly importing ramin³⁷ from Sarawak, in what was then British Borneo, for use in decorative veneers and as a source of timber.³⁸ The venture's success was credited for enabling further expansion and diversification of the Cullity Timbers group's manufacturing operations.³⁹ Until this time, the local plywood industry was based almost wholly on karri.⁴⁰

The post-war housing boom placed further demands on the local timber industry. Cullity Timbers purchased land containing jarrah near Wellington Dam and established their own electric-powered hardwood sawmill and associated workers' residences at Picton (near Bunbury) to process into seasoned timber for the joinery, furniture and home building trades.⁴¹ The Westralian Plywoods factory at Carlisle was extended to increase production, and by the 1960s was the largest plywood manufacturer in Australia, the majority of which used imported wood.⁴²

In the 1940s Denis Cullity spent two years working with the CSIRO experimenting with adhesives and particleboard production.⁴³ The implementation in the mid-1950s of new techniques using waterproof synthetic resins under heat and pressure enabled Westralian Plywoods to manufacture waterproof karri plywood. The product, which went by the brand name Karri Aquatite, was used as concrete formwork, and in the late 1950s in the construction of the Narrows Bridge (P04795 *Narrows Bridge* (RHP)).⁴⁴ It was also used as formwork for the forming of concrete for Perth city hotels the Parmelia (later Parmelia Hilton) in 1968 and the Sheraton (later Pan Pacific) in 1973.⁴⁵

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- 35 'Says Ply-Wood Not Short Here', *Daily News*, 5 April 1947, p. 3, <http://nla.gov.au/nla.news-article78211072>
- 36 'Local Plywood: New Lathe in Action', *West Australian*, 4 March 1947, p. 11, <https://trove.nla.gov.au/newspaper/article/46266891>
- 37 Hardwood trees found in Southeast Asia of the genus Ramin and the wood from these trees.
- 38 'Increased Use Of Laminated Woods', *West Australian*, 4 November 1952, p. 23, <http://nla.gov.au/nla.news-article49061620>; Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 3. Ramin was marketed under the name 'Aloeswood'.
- 39 Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 3.
- 40 Carron, L. T., *A History of Forestry in Australia*, p. 153.
- 41 'Picton Sawmill Council Approves Application', *South Western Times*, 19 April 1951, p. 7, <https://trove.nla.gov.au/newspaper/article/253248781>; 'New Sawmill Makes Progress', *South Western Times*, 22 May 1952, p. 8, <https://trove.nla.gov.au/newspaper/article/253261973>.
- 42 'Increased Use Of Laminated Woods', *West Australian*, 4 November 1952, p. 23, <http://nla.gov.au/nla.news-article49061620>; Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 3.
- 43 Beyer, M., 'Lumber proves Cullity's brightest star', *Business News*, 29 February 2016. Accessed August 2022, <https://www.businessnews.com.au/article/Lumber-proves-Cullity-s-brightest-star>
- 44 Westralian Plywoods Pty Ltd, 'A Treasury of Wesply Plywood', undated but c. 1960, p. 9.
- 45 Polizzotto, C., 'The History of WESFI', (unpublished manuscript), undated but c. 1995, p. 165. Accessed July 2023 courtesy of the Cullity family.

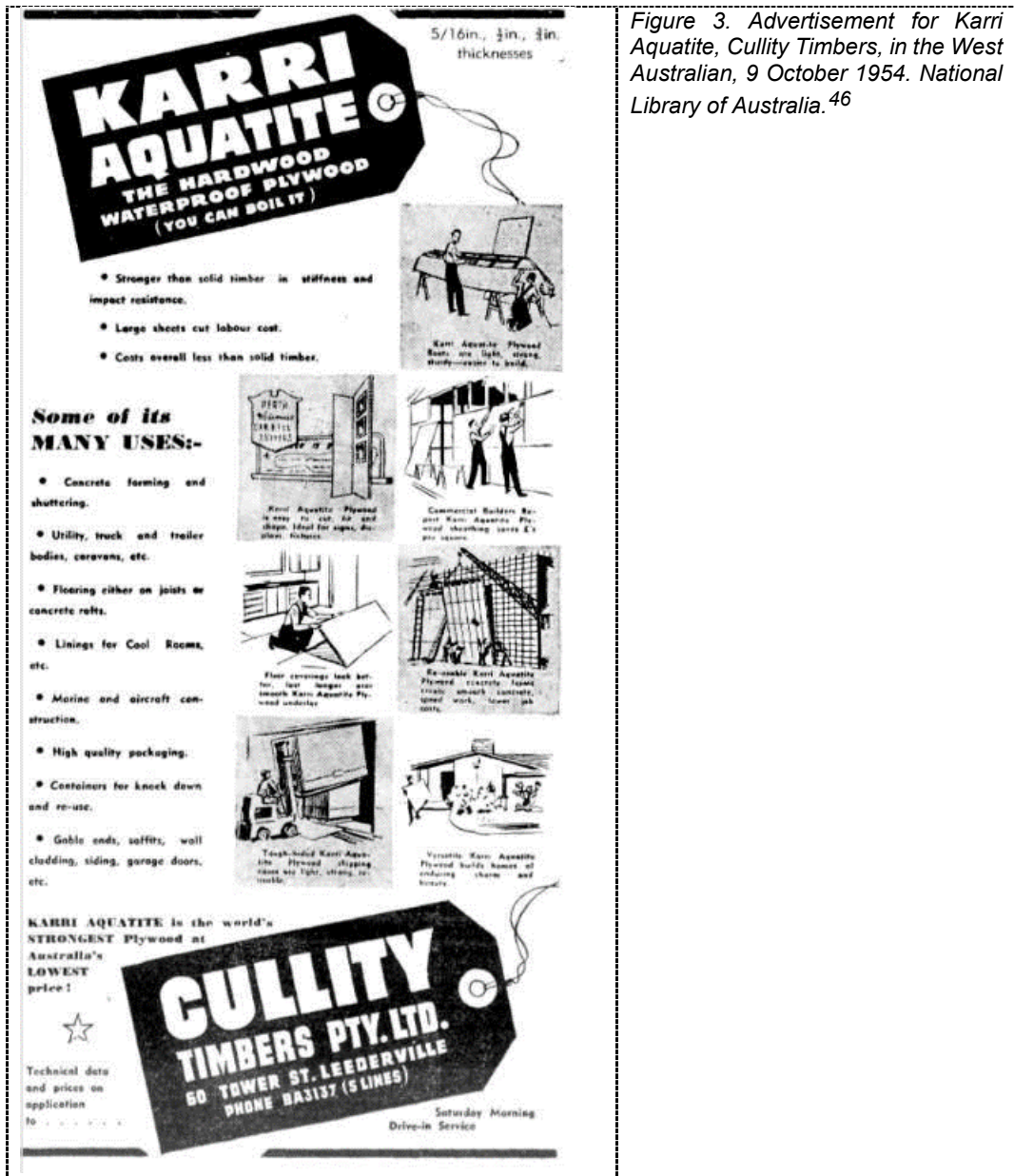


Figure 3. Advertisement for Karri Aquatite, Cullity Timbers, in the West Australian, 9 October 1954. National Library of Australia.⁴⁶

In the late 1950s Cullity purchased a veneer slicer from the United States which enabled the development of new decorative techniques. In an interview in 2016 Denis Cullity recalled that it 'launched jarrah and blackbutt as magnificent decorative timbers, not just a structural timber.'⁴⁷ Premier Sir David Brand's office in the Treasury Building (P04275 *Treasury Building (fmr)* (RHP)) featured decorative blackbutt panels.⁴⁸ Wesply panels using local hardwoods were also supplied to the new R&I Bank Head Office (since demolished) and for extensions

⁴⁶ 'Advertising', *West Australian*, 9 October 1954, p. 16, <https://trove.nla.gov.au/newspaper/article/49885021>
⁴⁷ Beyer, M., 'Lumber proves Cullity's brightest star', *Business News*, 29 February 2016. Accessed August 2022, <https://www.businessnews.com.au/article/Lumber-proves-Cullity-s-brightest-star>
⁴⁸ As at time of writing in 2023, the panels are still in situ as part of COMO The Treasury but have been painted.

to Parliament House (P2239 *Parliament House & Grounds* (RHP)) in the late 1950s-early 1960s.⁴⁹

The Cullity Timbers group also implemented the use of pine as a source of plywood, and initiated particleboard production⁵⁰ in the 1960s. They also established a sawmill in Fiji which by 1969 produced three and a half million log feet annually.⁵¹

Construction of Administration Building and Yard Office

As the business grew in the 1950s and 1960s Cullity Timbers further developed the Leederville timber yard, which remained the group's head office and sales location after having set up there in 1929 and expanded in 1942. The majority of the buildings and sheds constructed during this period were designed by prominent architects Summerhayes & Associates, with specifications for some of the structures provided by Utility Buildings (WA) Pty Ltd and Wood & Grieve Consulting Engineers.⁵²

Headed by Reginald Summerhayes (1897-1965), his practice grew to become Summerhayes & Associates in 1952, with his son Geoffrey joining the practice in 1953 after extended study in the USA.⁵³ Geoffrey Summerhayes (1928-2010) went on to become one of the most prominent Western Australian architects in the post-war period.⁵⁴

In 1950 tenders to excavate and level approximately 1,500 cubic yards (1,146 cubic metres) at the site and erect large workshop premises were advertised by architect Reginald Summerhayes.⁵⁵ By 1953 the brick administration building had been constructed as a single storey, adjacent to an existing timber shed and plywood store covering the entirety of Lot 26, which also contained an office with an attached WC and a lavatory block. A small brick yard office, and brick and asbestos wood machining shop at the rear of the site, were constructed around 1954.⁵⁶

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- 49 Polizzotto, C., 'The History of WESFI', (unpublished manuscript), undated but c. 1995, p. 430. Accessed July 2023 courtesy of the Cullity family.
- 50 'Wesbeam's History', Wesbeam website. Accessed September 2022, <https://wesbeam.com/about/wesbeam-s-history>
- 51 'New Timber Project for Fiji', *Pacific Islands Monthly*, vol. 35, no. 5, 1 May 1964, p. 121. Accessed via National Library of Australia website, <http://nla.gov.au/nla.obj-370528117>; 'Solid Prospects for Forest Product Pair', *Australian Financial Review*, 4 April 1990. <https://www.afr.com/politics/solid-prospects-for-forest-product-pair-19900404-k3w1n>; 'Manganese, logging developments in Fiji', *Pacific Islands Monthly*, vol. 40, no. 2, 1 February 1969, p. 123. Accessed via National Library of Australia website, <http://nla.gov.au/nla.obj-327993344>
- 52 City of Perth Building Licence Plans, Frame Court (formerly part of Tower Street). Accessed via City of Vincent Archives.
- 53 Taylor, J., 'Reginald Summerhayes (1897-1965)', *Western Australian Architect Biographies*, July 2013, p. 7. Accessed 3 July 2023. [https://www.taylorarchitects.com.au/Biographies/R%20Summerhayes%20for%20AIA%20\(WA\).pdf](https://www.taylorarchitects.com.au/Biographies/R%20Summerhayes%20for%20AIA%20(WA).pdf).
- 54 Town of Vincent, 'Heritage Assessment, Youth Headquarters, formally Cullity Timbers'. Jan 2008, p. 4. Accessed 16 March 2023, <https://www.vincent.wa.gov.au/profiles/vincent/assets/agenda/2008/20080702/att/ceomemappendices003.pdf>
- 55 'Advertising', *West Australian*, 7 October 1950, p. 31, <http://nla.gov.au/nla.news-article47890770>; 'Advertising', *West Australian*, 13 December 1950, p. 30, <http://nla.gov.au/nla.news-article48141067>
- 56 'Proposed alterations to timber framing of storage shed for Cullity Timbers Ltd Leederville', 17 November 1953 and 'Site Plan of Cullity Timbers Ltd Tower Street Leederville', 3 June 1954, Summerhayes & Associates Architects. City of Perth Building Licence Plans. Accessed via City of Vincent archives.

An upper storey was added to the administration building around 1958.⁵⁷ The building's internal timber elements were designed to showcase Cullity Timbers' products to prospective customers, including parquet flooring, timber veneer wall panelling, acoustic timber ceilings, partitioning, and a feature wall of decorative Wesply plywood veneer samples of local and international timbers in the stairwell.

Several renovations were made to the large timber and plywood store shed during the 1950s and 1960s including a covered truck bay extension (c.1969). Two other storage shelters were constructed to the west and north of the administration building in the mid to late 1960s.⁵⁸

In 1971 Westralian Plywoods merged with Hearn Industries in a move to rationalise the State's plywood industry.⁵⁹ Hearn Industries was established in Victoria Park in 1912 as Hearn Bros and Stead Pty Ltd and had begun manufacturing plywood for its own use around 1948.⁶⁰ The company soon restructured, leaving Cullity Timbers as a wholly-owned subsidiary and merchant arm of the new public company chaired by Denis Cullity, Westralian Forest Industries (WESFI).⁶¹ In 1976 Cullity Timbers vacated the Leederville site and moved to new headquarters in Belmont.⁶²

Cullity Timbers went on to open branches throughout the state, and the WESFI group went on to establish the State's first major softwood sawmill, a particleboard factory, wood adhesive factory and fibre board plant. The company Wesbeam was formed in 2001 with Denis Cullity as founding chairman, and as at time of writing (2023)⁶³ continues to produce laminated veneer timber.⁶⁴

Thomas Cullity and son Denis Cullity are considered to have been among the most influential business leaders in Western Australia,⁶⁵ and have been recognised for their contributions to engineering and industry,⁶⁶ and the forestry and timber industry⁶⁷ respectively.

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- 57 'Additions to Existing Office Building, Tower Street, Leederville, for Cullity Timbers Pty., Ltd.', 30 July 1957, Summerhayes & Associates Architects. Accessed via City of Vincent archives.
- 58 City of Perth Building Licence Plans, Frame Court (formerly part of Tower Street). Accessed via City of Vincent Archives.
- 59 Cullity, M., *Cullity's*, Emerson House, 1987, p. 154; 'Industry Notes – W.A. Plywood Industry', *Overseas Trading*, vol. 24, no. 1, 21 January 1972, p. 18. Accessed via National Library of Australia, <http://nla.gov.au/nla.obj-964121076>.
- 60 'Increased Use Of Laminated Woods', *West Australian*, 4 November 1952, p. 23, <http://nla.gov.au/nla.news-article49061620>
- 61 Westralian Forest Industries Ltd, *Annual Report*, 1988, p. 4.
- 62 Westralian Forest Industries Ltd, *Annual Report*, 1976, p. 14.
- 63 As at time of writing in 2023.
- 64 'Wesbeam's History', Wesbeam website. Accessed September 2022, <https://wesbeam.com/about/wesbeam-s-history>; 'About Us', Cullity Timbers, 5 June 2004 website version via Internet Archive Wayback Machine. Accessed April 2023, <https://web.archive.org/web/20040605231542/http://www.cullitytimbers.com.au/about.asp>
- 65 '100 Most Influential – The business leaders who shaped WA 1829-2013' (West Business supplement), *West Australian*, 29 November 2013, p. 13. Accessed via <https://info.thewest.com.au/westadvertising/feature/20131129/downloads/feature.pdf>.
- 66 Australian Government – Department of the Prime Minister and Cabinet, 'Mr Thomas CULLITY', Australian honours system website. Accessed 24 July 2023 <https://honours.pmc.gov.au/honours/awards/1064603>
- 67 Australian Government – Department of the Prime Minister and Cabinet, 'Mr Denis Michael CULLITY, CMG', Australian honours system website. Accessed 24 July 2023 <https://honours.pmc.gov.au/honours/awards/884530>

Community Centre and Northshore State Emergency Service

The City of Perth acquired Lots 26, 27 and 28 on which the timber yard was situated in 1976, and all timber yard buildings (excluding the Administration Building and Yard Office) were demolished by 1979 to make way for a carpark.⁶⁸ A community centre was established in the remaining buildings. The construction of the Mitchell Freeway severely impacted Leederville by cutting through the suburb. Many existing streets were impacted including Tower Street, with the portion north of the new freeway renamed Frame Court.⁶⁹

After the community centre closed, the premises was occupied by the Northshore State Emergency Service (SES) in 1989. The 1994 City of Perth restructure resulted in three new local governments, bringing *Cullity Timbers (fmr)*, *Leederville* within the Town of Vincent boundary.⁷⁰

Headquarters Youth Facility and YMCA HQ

Local grassroots organisation Headquarters Youth Recreation Cultural Arts Association leased the site from December 2001 until December 2004. Following extensive planning and the construction of an outdoor Skate Park, and renovations including the conversion of the former Yard Office to a Gig Space, the Headquarters Youth Facility commenced operations in 2002.⁷¹

The association was assisted by other community groups including the Skateboarding Association of WA (SKAWA) and Rotary Club of Heirisson, as well as the Town of Vincent, with grant funding received from Lotteries Commission and Ministry of Sport and Recreation.⁷² The facility's services included work experience projects with local schools and under the Federal government's Work Employment Program for Youth and Newstart Allowance recipients.⁷³ In 2004 the YMCA took over the management of the Headquarters Youth Facility and has continued to operate the facility since.⁷⁴

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- 68 Landgate Historical Aerial Imagery, 1977 and 1979; Town of Vincent, 'Heritage Assessment, Youth Headquarters, formally Cullity Timbers'. Jan 2008. Accessed 16 March 2023. <https://www.vincent.wa.gov.au/profiles/vincent/assets/agenda/2008/20080702/att/ceomemappendices003.pdf>
- 69 Edmonds, L., *The Vital Link: A history of Main Roads Western Australia 1926-1996*, 1997, University of Western Australia Press, p. 261; Town of Vincent, "Heritage Assessment, Youth Headquarters, formally Cullity Timbers". Jan 2008. Accessed 16 March 2023. <https://www.vincent.wa.gov.au/profiles/vincent/assets/agenda/2008/20080702/att/ceomemappendices003.pdf>
- 70 'History', City of Vincent. Accessed September 2022, <https://www.vincent.wa.gov.au/our-city/about-vincent/history.aspx>. The Town of Vincent became the municipality for the area in which *Cullity Timbers (fmr)*, *Leederville* is located in 1994 and became a City in 2011.
- 71 'Skate Board Association of Western Australia Skate Facility', 10 August 2001. Skate Tech. City of Vincent Building Licence Plans. Accessed via City of Vincent Archives; Landgate Historical Aerial Imagery indicates the gig space was constructed in 2002.
- 72 'Headquarters', HQ website, 21 July 2001 website version via Internet Archive Wayback Machine. Accessed April 2023, <https://web.archive.org/web/20010721022653/http://www.hq.org.au/>
- 73 'Events', HQ website, 20 October 2002 website version via Internet Archive Wayback Machine. Accessed April 2023, <https://web.archive.org/web/20021020082821/http://www.hq.org.au/services.html>; 'Training', HQ website, 4 April 2005 website version via Internet Archive Wayback Machine. Accessed April 2023, <https://web.archive.org/web/20050404191432/http://www.hq.org.au/training/>
- 74 Town of Vincent, 'Ordinary Meeting of Council Minutes', 12 October 2004, Accessed 16 March 2023 via <https://www.vincent.wa.gov.au/council/council-committees/council-meetings/past-and-upcoming-meetings/2022-meetings.aspx>; Town of Vincent, 'Ordinary Meeting of Council Minutes', 23 November 2004,

The Young Men's Christian Association (YMCA) was founded in 1844 in London, England, initially focused on the welfare of young men during the Industrial Revolution. Branching internationally, the YMCA Perth was the first branch in WA, initially opened in Hay Street in 1869 and firmly established by 1908. YMCA Perth provided support to the community during the depression and world wars. Renamed YMCA WA in 2015, the organisation continues to focus on youth welfare.⁷⁵

In 2006, YMCA Perth received a \$226,320 grant from Lotterywest to undertake improvements to the Leederville branch. Some of the upgrades included internal building works, new furniture and equipment, and enhancing the Gig Space.⁷⁶

Current use

The YMCA WA, also known as the Y WA, continues to lease the premises from the City of Vincent where it is known as HQ Leederville, a youth hub and venue providing space for live music and performances, exhibitions, seminars, training and workshops.⁷⁷

The City of Vincent generally provides between \$50,000 to \$80,000 per year to Y WA for the delivery of youth services, and in February 2022 approved the 3-year funding agreement with Y WA in the amount of \$50,000 (excluding GST) per year, commencing July 2022 and concluding in June 2025.⁷⁸

Cullity Timbers (fmr), Leederville is within the boundaries of the City of Vincent's Leederville Precinct Structure Plan, endorsed by Council in September 2021, which guides development in the area.⁷⁹ The Plan recommends that heritage and character buildings be retained and incorporated in new development proposals. In July 2023, the Council opened community consultation on its proposal to subdivide the existing Frame Court site which contains *Cullity Timbers (fmr), Leederville*, with the sale of the newly created lot to the north of the administration building to real estate developer, Hesperia.⁸⁰ Hesperia's proposed redevelopment concept is for a mixed-use office, residential and retail tower, with a future multi-storey public carpark to the east of the Administration Building on land retained by the City. The proposal retains the YMCA HQ and Skate Park.

Accessed 16 March 2023 via <https://www.vincent.wa.gov.au/council/council-committees/council-meetings/past-and-upcoming-meetings/2022-meetings.aspx>

75 'Our History', YMCA WA website. Accessed August 2022, <https://www.ymcawa.org.au/who-we-are/our-history>

76 Town of Vincent, 'Ordinary Meeting of Council Minutes', 7 November 2006 and 27 February 2007. Accessed August 2022, <https://www.vincent.wa.gov.au/council/council-committees/council-meetings/past-and-upcoming-meetings/2022-meetings.aspx>

77 As of time of writing in 2023. 'HQ Leederville', YMCA WA website. Accessed August 2022, <https://www.ymcawa.org.au/what-we-do/youth-services/hq-leederville>

78 '3 Year Funding Agreement – Y WA', in City of Vincent, 'Ordinary Meeting of Council Minutes', 8 February 2022. Accessed April 2023, <https://www.vincent.wa.gov.au/council/council-committees/council-meetings/past-and-upcoming-meetings/2022-meetings.aspx>

79 City of Vincent, 'Leederville Masterplan/Activity Centre Structure Plan'. Accessed 16 March 2023, <https://www.vincent.wa.gov.au/develop-build/future-vincent/future-planning-projects/leederville-masterplan-activity-centre-structure-plan.aspx>

80 'Feedback invited on future of Leederville carparks', City of Vincent website, 26 July 2023. Accessed 7 August 2023, <https://www.vincent.wa.gov.au/news/feedback-invited-on-future-of-leederville-carparks/11999>; 'Major Land Transaction – Leederville Carparks Redevelopment', Imagine Vincent website, City of Vincent, 26 July 2023. Accessed 7 August 2023, <https://imagine.vincent.wa.gov.au/major-land-transaction-leederville-carpark-redevelopment>

12.2 PHYSICAL EVIDENCE

Cullity Timbers (fmr), Leederville comprises a two-storey brick render and tiled Administration Building (c.1953; additions c.1958), part of the Yard Office (c.1955), a Skateboard Park (2002), Gig Space building (2002), two shed buildings (2005), bitumenised car park (1989), and mature trees including a *Corymbia citriodora* (Lemon Scented Gum), *Morus alba pendula* (Weeping Mulberry), several *Jacaranda mimosifolia* (Jacaranda), and small shrubs. Although built c.1953, the architectural style of the Administration Building lies somewhere between Inter-War Georgian Revival style,⁸¹ with elements of the Inter-War Functionalist style.⁸²

Other buildings associated with the timber yard, including the wood machining shed and plywood and timber stores, have been removed.

Siting

Cullity Timbers (fmr), Leederville is located on the north side of what was Tower Street, now Frame Court, with the Administration Building at the centre of the site and the former Yard Office to the southwest. The Skate Park and additional buildings have been constructed to the west of the administration building. It is one of the few remaining industrial related buildings in an area that once contained many.

The site around the *Cullity Timbers (fmr), Leederville* is fenced with brick walls to the south and east and a metal chain link fence on the north. A metal chain link fence encloses the southern side of the Shed and Skate Park and angled metal chain link fence at higher levels of the skate park to protect skaters from falling over the metal handrails at the top of the bowls and ramps.

The plantings on site include a *Corymbia citriodora* (Lemon Scented Gum) on the north side of the site, a *Morus alba pendula* (Weeping Mulberry) tree in the courtyard, and *Jacaranda mimosifolia* (Jacaranda) throughout the carpark. Small shrubs surround the skate park on the south and west sides. Just outside the site are *Tipuana tipu* (Pride of Bolivia) in the park to the west of the site.

The Administration Building, Gig Space and Toilet Block, which form part of the YMCA-operated section of the site, are all accessed by the brick fenced courtyard in front of the Administration Building. The council-run Skate Park sits to the west of the buildings.

⁸¹ Apperly, R., Irving, R., Reynolds, P. A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present, Angus and Robertson, 2011. pp. 150-153.

⁸² Apperly, et al., op cit., pp. 184-187.



Figure 4. View of South Elevation of Administration Building from Frame Court showing the relationship of the building to the original wall of the Yard Office.



Figure 5. View looking west on Frame Court towards Skate Park.



Figure 6. View looking towards southwest corner of the Skate Park with commercial building in the background.



Figure 7. Commercial buildings and car parking sit to the east of the Administration Building.



Figure 8. View of the northeast corner of the Administration Building and Toilet Block.



Figure 9. View of the western side of the Administration and HQ Gig Space buildings.



Figure 10. View of the Northern Elevation of the HQ Gig Space and Shed with Administration Building to the east.



Figure 11. View from the western end of the Skate Park looking towards the Administration Building in the background.

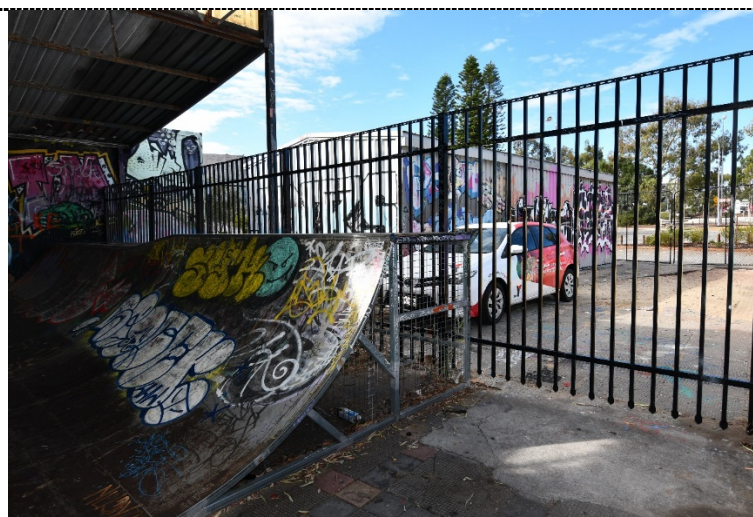


Figure 12. View of the southeast corner of the shed containing skate ramps looking towards the shed.



Figure 13. View of the HQ entrance from the courtyard.

The entrance to the Gig Space is on the eastern façade access from the courtyard. The eastern portion of the building has a lean to roof off the main roof structure building to the west.

Administration Building (c.1953; additions c.1958)

The Cullity Timbers Administration Building mixes characteristics of the Inter-War Georgian Revival⁸³ with its overall simplified classicism at a domestic scale with elements of the Inter-War Functionalist style⁸⁴ in its asymmetrical front south façade and strong horizontal bands created by the ground and first floor windows, canopy and render details.

The Administration Building was originally a single storey building with a second storey added several years after it was originally built. Both stages were designed by Summerhayes & Associates. The walls are constructed of plain red brick in stretcher bond, with a hipped tiled roof. Most of the windows are timber framed double hung sash windows. The vast majority of the ground floor windows are protected by metal security grills.

The tiled roof has asbestos eaves and hidden guttering behind the deep painted timber fascia with down pipes returning to the walls before. The wide soffits are lined in sheeting, probably asbestos cement.

Externally there is minimal evidence of change since the second stage was constructed, apart from additions made since ownership changed to the City of Vincent. At the northwest corner it appears a brick with skillion roof addition has been constructed to increase the size of the bathroom. The front south façade brickwork is the only elevation free of graffiti artwork. The building is in good condition. There have been minor modifications to the steps and flower boxes, and the external escape stair has been replaced.

⁸³ Apperly, et al., op cit., pp. 150-153.

⁸⁴ Apperly, et al., op cit., pp. 184-187.



Figure 14. View of the south entry to Courtyard towards the Administration Building and Gig Space.

The south elevation has two horizontal bands of five painted timber double hung sash windows, with a raised flowerbed constructed in tapestry bricks underneath the ground floor windows. A set of two timber double hung windows sit above the doors at the upper level. The ground floor entrance and windows are protected by a cantilevered concrete canopy.



Figure 15. View of the courtyard showing main entrance. The timber double entrance doors have a fanlight above which has been covered over by signage. The original layout had a wind lock, but this has been removed. The ground floor brickwork of the central protrusion and base of western wall has tapestry brickwork the rest is in red brick.



Figure 16. view of the west facade of the Administration Building with basketball court in front and HQ Gig Space to the south. The brickwork on the west elevation is covered entirely by graffiti artwork. An external metal staircase sits at the northern most end of the façade providing access to the first floor. A ramp provides access to the ground floor door. There is a mix of double hung sash and fixed windows on this elevation. The current external staircase is not original, and the orientation has been changed. Originally this staircase wrapped around the building terminated on the northern side instead of the west.



Figure 17. View of the north elevation of Administration Building and the later Toilet Block building and external staircase.

The north elevation presents in a 'L' shape and has a timber double hung sash window and a fixed high level awning window at ground level, and a garden style window where the section of wall protrudes out and casement window of the upper. There is graffiti on the ground floor section of wall and air conditioning units are situated on this façade.



Figure 18. View of the east elevation of the Administration Building.

The 'L' shape of the building is visible on the eastern elevation. The windows of the upper floor are all double hung sash except for the north most which is casement sashes with fan light above. The brick walls are painted in geometric patterns. an Airconditioning units are situated on this façade.

The Administration Building plan comprises a ground and first floor with a north to south hallway acting as a spine with rooms on either side. While this general layout has not changed and the interior maintains a good deal of original fabric, the rooms themselves have been much altered since the YMCA refurbishment works in 2006.

The original entry with wind lobby is still readable in the external and internal walls and fan light behind YMCA signage. The new entry sits between these two original entrance doors.

Internally, there remains many elements of the original décor that were used to showcase the various timber products that were manufactured and sold by Cullity Timbers. This is demonstrated in the timber staircase, the timber veneer wall art behind the staircase, timber board flooring, diagonal basket parquet flooring, timber wall panelling and acoustic timber ceiling. All timbers appear to be a mix of West Australian and internationally imported.



Figure 19. Interior view of original staircase with original timber veneer wall art behind hallway with new partition to the right.

The ceiling in the hallway has been dropped at some point evident by how it cuts across the glazed fanlight above the door to what was an office now a room leading to Room 3 and Store. The wall in this area is plasterboard panel with cover battens.

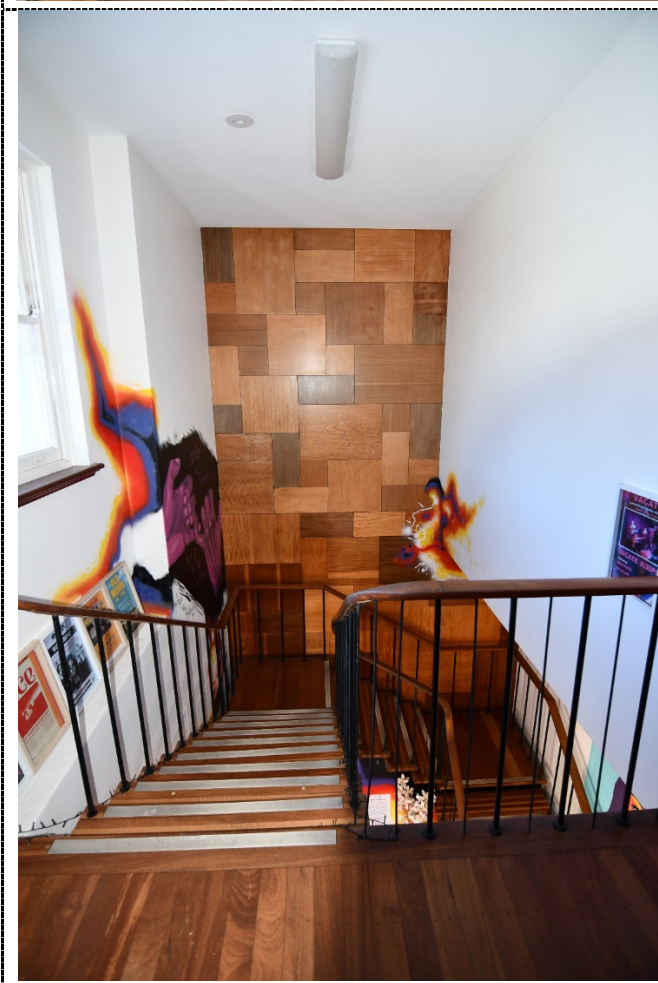


Figure 20. Interior view of original staircase with original timber veneer wall art behind. The veneer is still intact and of high integrity however the current tenants have spray painted a small section of the timber veneer.

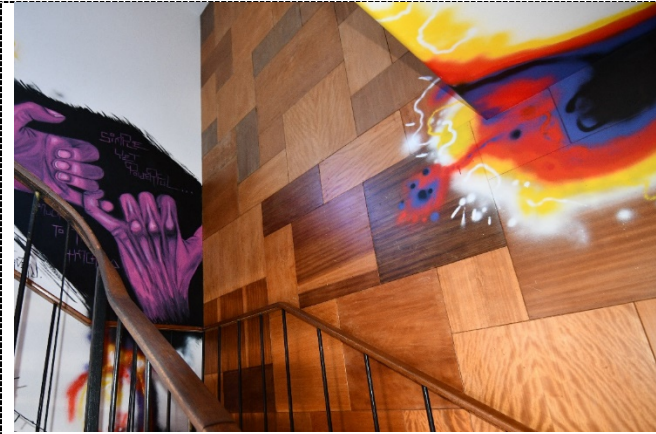


Figure 21. Interior close-up detail of timber veneer wall art and graffiti work by current tenants.

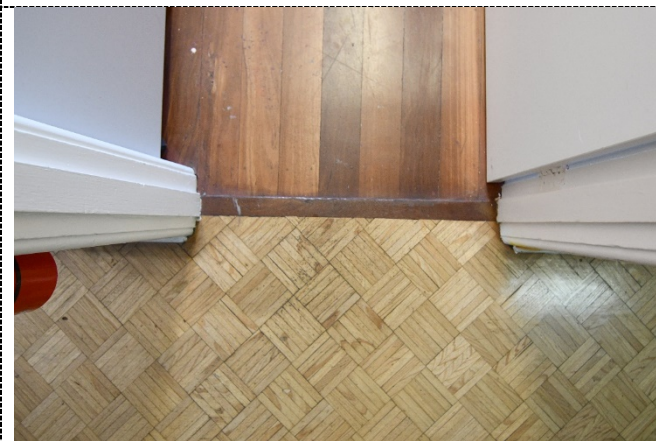


Figure 22. Interior view ground floor parquetry hallway floor and timber board flooring in Room 5 of high integrity.

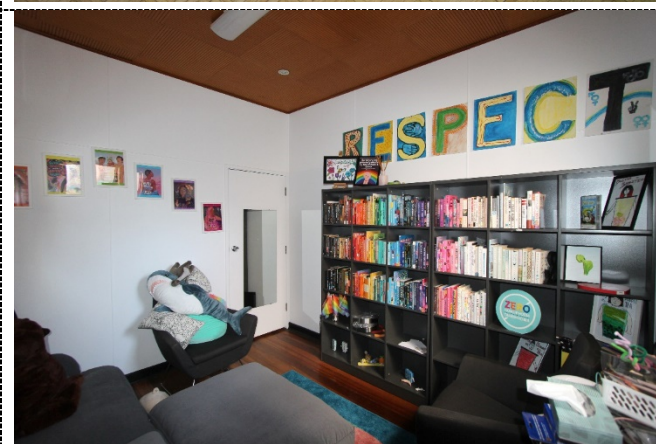


Figure 23. Interior Room 2 with original timber floor and ceiling panel details.



Figure 24. Interior Room 3 with original timber wall panelling and cupboard doors originally a single room with Room 4. The east window has been removed and blocked out, but the window remains readable.



Figure 25. Interior Room 4 with original timber wall panelling originally a single room with Room 3.

The ground floor Managers office (Room 3-4) has been split in half by a new timber framed plasterboard partition (on the right). The walls are white painted plaster with vertical timber panelling to just below window height finished with a cornice. The timber panelling to the west wall has been covered over with plasterboard.



Figure 26. Interior view of original timber door to Room 3. The doors are made from a variety of timbers including sheoak. There is a mix of new and original door hardware and architraves.



Figure 27. Interior view first floor hallway timber floor.



Figure 28. Interior Boardroom with original timber wall panelling and parquet flooring.

The timber panelling of the boardroom is still intact with minimal change and is of high integrity. The original parquet flooring has been damaged by sanding. A border pattern on the western floor of this room demarcates the original dining area of the boardroom seen in the 1957 plans. The timber panelling is to picture rail height and made from a variety of West Australian timbers.

Black skirting ducts like those seen in this photo are evident in many of the altered rooms to carry new power and communications cables.



Figure 29. Interior Boardroom with original timber wall panelling original timber door panelling.

There is a variety of original wide cornices throughout making new partitions clear where no or coved cornicing have been used.

Many of the windows within the Administration Building are in working order and have spiral sash mechanisms. The 2006 alterations by the YMCA have blocked some of these windows by either covering the internal or external window but still retain the window in its entirety. In the larger spaces that have been partitioned into smaller spaces the long band of windows have been separated by these partitions evident in Rooms 3 and 4, and 6, 7 and 8.

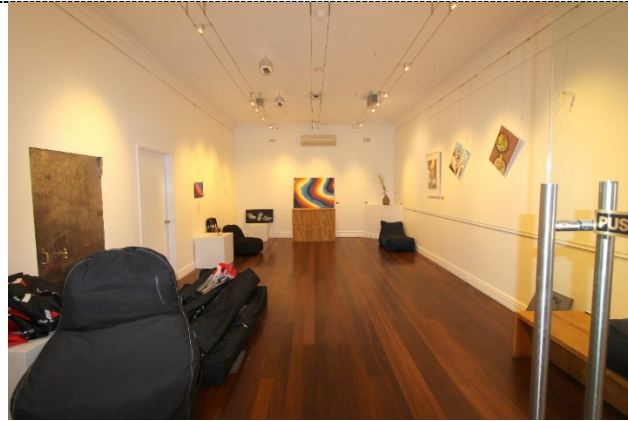


Figure 30. Interior gallery space with original timber flooring and safe door.

Two safes, one on each floor, remain extant. The identifying marks have been removed and these safes are now used as storage rooms.



Figure 31. Interior west toilet with original timber cubicle partitions.

The partitions between the west toilets in the gender-neutral bathroom without urinal on the ground floor are original while the remaining elements have been refurbished.

The gender-neutral bathroom with urinal to the northwest is a later addition.



Figure 32. Interior view ground floor storeroom with original window bricked over on the outside.



Figure 33. Interior view Room 6 with new partition wall separating band of windows.

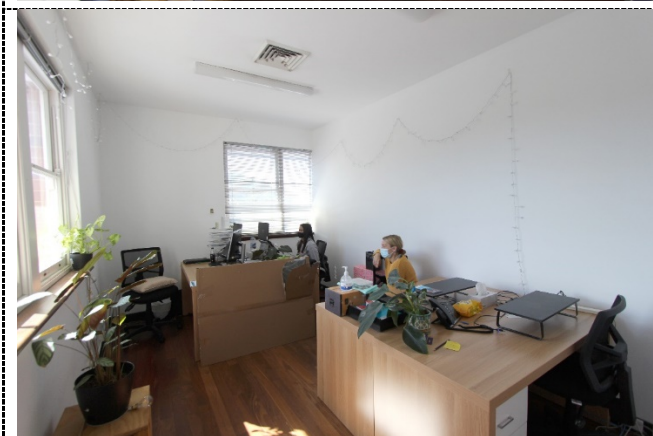


Figure 34. Interior Room 8 with later wall added through original window.

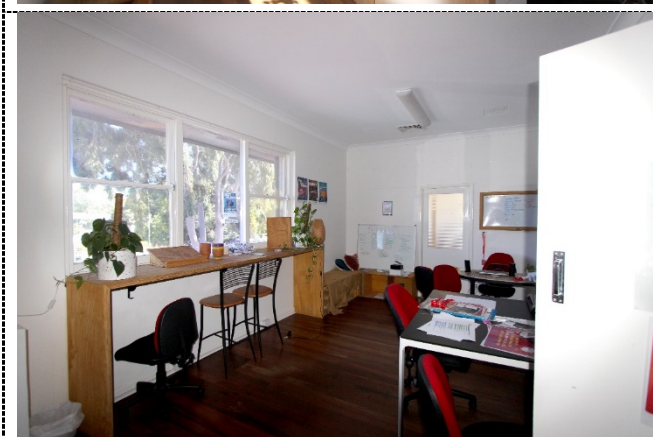


Figure 35. Interior view Room 9 former lunchroom with original windows and later door into former kitchen.

Yard Office (fmr)/Gig Space

The c.1955 brick Yard Office has been incorporated into the new Gig Space building constructed in 2002. Only the south wall remains, and is clearly visible as the brickwork remains unpainted compared with the new building which is covered in graffiti artwork.

The Gig Space building is generally rectangular with the north side a series of angled walls and projections at the northern end of the building.

The plain western wall faces the Skate Park. On the northern façade the gable roof projects past the wall. There is a set of double doors with side lights on the eastern side of the façade that is not in use.

The entry to the Gig Space is a lobby with small commercial kitchen, timber counter. The room has vinyl floor in public space and tiles in the kitchen. The walls are painted plasterboard with full height tiling in the kitchen area. The ceiling is plasterboard with coved cornice. Windows are fixed with bars on the exterior.

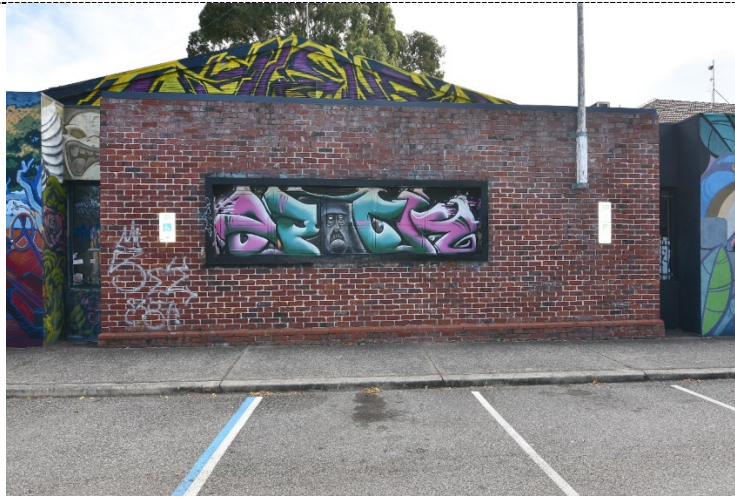


Figure 36. View of the south elevation of the Administration Building and Gig Space. The plain brick wall with original windows (later covered) is the only remaining part of the former Yard Office.

The original window of five double hung sash windows set with deep concrete reveal is still extant. The window is painted shut including glazing and a plaster wall hides the wall internally. The base of the Yard office wall has a brick plinth with cant brick detail. The brickwork is fretted in places. Downpipes site behind the original wall in the stepped in sections.



Figure 37. Interior view of Gig space.

The main Gig Space is comprised of a two-tiered stage to the south with greenroom and storage rooms to the west. It has plasterboard walls painted white, sprung dance floor and black painted ceiling. Full height black curtains are on all walls including in front of the stage. The east wall has mirrors with ballet bars.

Sheds

The shed on the southern boundary is a standalone steel framed and corrugated clad structure with sliding door at the centre of the west façade.

To the east of the Skate Park is a shed with an asymmetrical skillion roof. The eastern end sits against the Gig Space wall, the north and south walls have metal fencing, and the west side is open to the Skate Park. It houses a series of steel framed timber clad half pipes.



Figure 38. View looking towards the southwest corner of the Shed with brick fence around the Administration Building just visible behind.



Figure 39. Interior half pipe skate ramps under Shed roof.

Toilet block

A single-story brick building with corrugated iron skillion roof sits within the space created by the 'L' shape of the administration building in the northeast corner of the site. The windows and doors on the northern elevation suggest it was a toilet block with store between for the public to use but it is fenced off and no longer in use. The south elevation has two gender-neutral bathrooms one with urinal one without. All walls are heavily graffitied.

The Toilet Block opening into the YMCA has brick partitions with timber doors and tiled flooring. The interior walls are painted black with colourful graffiti artwork on all walls and doors. The ceiling is plasterboard painted white. The toilets are in a fair to poor condition.



Figure 40. Interior view of later Toilet Block to the northeast of the Administration Building.

Skate Park

The concrete Skate Park, constructed in 2002, has two partial bowls at the southern end, a pyramid to the western side and a series of roll ins, grind box, vert ramp, and quarter pipes on the northern end.



Figure 41. External view looking towards the Skate Park from the northeast corner.

12.3 CONDITION

A good deal of the complex has been removed since the place ceased to function as a timber yard and industrial site. The Administration Building and front wall of the Yard Office remain to represent the Cullity Timbers era. Changes made to accommodate the youth hub and Skate Park have diminished the capacity to read the whole story of the place. Cumulative change with new structures has altered the reading of the original function of the place. Past change has impacted on the original buildings and a lack of maintenance has diminished the place. Overall, the place is in fair condition.



Figure 42. Typical damage to original floor where it is wearing in places where desk chairs are used. Fair condition.



Figure 43. Original Boardroom parquetry flooring has been damaged by past tenants trying to remove timber staining. Poor condition.

12. 4 COMPARATIVE INFORMATION

Comparative Analysis

As the site of the head office/sales yard for Cullity Timbers from 1929-1976 the place is associated with the development of the local manufacturing industry in the inter-war and post-WWII period. Although much of the elements associated with this use have been demolished, extant elements originally constructed in the 1950s for Cullity Timbers' still have the capacity to tell this story. The site, and the extant Administration Building and Yard Office were repurposed as a community centre and developed into a youth centre and Skate Park in the early 2000s. It still serves this purpose in 2023.

Manufacturing

Cullity Timbers (fmr), Leederville was involved in the final production stages and sale of timber, as well as the sale of plywood and veneer products manufactured off site from the late 1920s to mid-1970s, and is therefore associated with the establishment and growth of local manufacturing during World War II and the post-war period, as well as the role of State government in supporting companies to establish new manufacturing industries to address shortages of materials and items that were previously imported. The below State Registered places also represent these themes:

- P868 *Bristile Kilns (fmr), Belmont* (RHP): an industrial site (c.1905-1950s) comprising the largest cluster of circular downdraught kilns and stacks in Australia, the place was the location of the first specialised pottery works established in Western Australia in 1905 and was significantly expanded by H.L. Brisbane & Wunderlich in the post-war period in response to demand for residential development and government projects. The factory closed in 1982.
- P2410 *Maylands Brickworks* (RHP): dating from 1927, the place comprises a Hoffman Kiln and associated buildings including a section of the drying sheds, pugmill and machinery, the place is a rare and important example demonstrating the development of brick making technology which by 1946 was described as the most highly technical plant in Australia. The place has been presented as a public interpretation site since 1990.
- P15829 *Armadale State Brickworks Dust Room & Machinery Shed (fmr)* (RHP): State government-owned brickworks established 1949-1953 to address building material shortages in the post-WWII period and continued under State ownership until 1961, the place demonstrates processes of brickmaking and represents an example of an industry established as a result of the Government Trading Concerns Act of 1912.
- P14465 *Australian Fine China, Subiaco* (RHP): previously a pottery manufacturing complex dating from 1921-1984, the company went on to become one of Australia's foremost porcelain manufacturers and demonstrates State and Commonwealth government policies from 1921 whereby they sought to establish new industries in Australia and enable long-term expansion. The factory closed in 2006 and was demolished in 2008.

Timber industry

While operations at *Cullity Timbers (fmr), Leederville* focused on the sale of timber products, Cullity Timbers and Westralian Plywoods value-added local timber products and were involved in primary timber production in WA through their ownership of property containing jarrah which was processed at their Picton sawmill, in addition to negotiating timber supplies from companies including State Saw Mills. However, the below places included in the State Register better demonstrate the operations of the timber industry during the relevant period:

- P5006 *Lewana* (RHP): located in South Hampton, the place is a rare example of an intact former forestry settlement that also contains an arboretum (1969-70). The place demonstrates how the Forests Department functioned during the twentieth century in establishing pine plantations and small arboreta to trial tree species to determine their suitability, and the type of housing provided for employees.
- P8198 *Donnelly River Mill & Townsite Precinct* (RHP): comprising a steam-powered Timber mill precinct that was developed by the Bunnings Brothers. The place is representative of timber milling towns established throughout Western Australia post-World War Two, where employers sought to create a complete package of worker's accommodation and social amenities with the timber mills to enhance the community.

- P11381 *Pemberton Timber Mill Workers Cottages Precinct* (RHP): comprising a rare substantial collection of relatively intact timber mill workers cottages (timber weatherboard clad cottages c.1913-1920 and c.1924-26; bungalows c.1951) and related buildings. The precinct was developed as an integral part of State Saw Mills' operations in the South West from 1913-14 to 1961.
- P15834 *Ludlow Forestry Mill and Settlement* (RHP): a precinct including former sawmill and workshops and forestry cottages c.1950s-1960s, the place was the location of the first Forestry School in the State established in 1921 as a result of the work of prominent conservationist Charles Edward Lane-Poole.

Summerhayes & Associates

The Administration Building (single storey c.1953, second storey added c.1958) and Yard Office (c.1955; one wall only remains extant), as well as further structures for Cullity Timbers that are no longer extant, were designed by prominent local architecture firm Summerhayes & Associates. A search of the Historic Heritage database for places associated with Summerhayes returns 60 places, of which 23 are on the State Register of Heritage Places. These are primarily the firm's earlier work with only two places dating to after 1940 on the State Register:

- P492 *Coronado Hotel* (RHP): a two-storey rendered brick and tile-roofed hotel (1940), the place is a fine example of the Inter-War Functionalist style and the work of architects Marshall Clifton and Reginald Summerhayes, with its creative use of the strong horizontal line of the curved façade, with curved staircase within, balanced against the block towers.
- P03550 *Co-operative Bulk Handling Building (fmr)* (RHP): a six-storey concrete office building in West Perth designed by Geoffrey Summerhayes of Summerhayes and Associates (1968), the place is an excellent example of a strongly modelled purpose-built office building in the Late-Twentieth Century International style and is connected with the history of grain production in Western Australia.

One other from the later period is on the Heritage Council's Assessment Program:

- P16505 Industry House, East Perth (HCWA Assessment Program): a four-storey concrete frame office building (1957) adorned by vertical concrete elements and a precast concrete sun grille, the place is considered to be a good example of the Post-War International style in the metropolitan area.

Only one of the above places dated after 1940 is in the Inter-War Functionalist style and none is in the Inter-War Georgian Revival style. However, though the firm was active in the post-war period, Reginald Summerhayes' most influential works date to the 1930s, and Geoffrey Summerhayes to the mid-1960s and 1970s in the Late Twentieth-Century International architectural styles. The Inter-War Functionalist or Inter-War Georgian Revival styles are not highly characteristic of their work, nor is The Administration Building a fine example of their work or these styles.

Community centres

After Cullity Timbers vacated the site, the remaining buildings were repurposed as a community centre, and since the early 2000s have operated as a youth centre.

The below places in the State Register are somewhat comparable as community centres:

- P2052 *Young Australia League and House* (RHP) – located on Murray Street, Perth, the place comprises a house (1892) and Young Australia League Building (1924) and is closely associated with the development of the Young Australia League since its purchase of the site in the early 1920s, as well as other youth organisations in Australia and overseas.
- P69 *Vancouver Arts Centre Group* (RHP) – a limestone building designed in the Federation Arts and Crafts architectural style, originally operating as a hospital complex from the late 19th century to early 1960s. The building has been repurposed as a community arts centre, where locals and tourists gather to work, learn, exhibit, and visit.
- P370 *Solicitor's Rooms (fmr), Bunbury* (RHP) – a two-storey brick building designed in the Federation Free Classical architectural style with Georgian elements, constructed in 1910 as offices for Stanley, Money & Walker Solicitors, which is a good example of an office building designed for the central business district of a regional town. The place has been owned by the charitable organisation Apex since 1975, which has made the premises available to various welfare, service, and community groups.

The use of *Cullity Timbers (fmr), Leederville* as a community centre is most strongly associated with the YMCA due to its use as the YMCA HQ youth hub facility since the early 2000s. The following place entered in the State Register is associated with the activities of the YMCA in Western Australia:

- P00805 *Woodlawn* (RHP) – a Federation Queen Anne residence in East Fremantle, the place was used by a variety of community groups, including YMCA World Fellowship Group meetings between c.1954 to 1978, during the residence of Herbert Locke, furniture and Mayor and Councillor and his wife Ann Rachel, and their family, from 1914 to 1978.

Skate Parks

A Skateboard Park was constructed in association with the redevelopment of *Cullity Timbers (fmr), Leederville* as a community youth centre. The below skate park is included in the State Register:

- P01972 *Albany Snake Run Skateboard Park* (RHP): a reinforced concrete downhill skateboard track set within a 1.25-hectare park in Albany (1976), the place is the oldest surviving skate park in Australia, and the second oldest in the world, the place is thought to be the world's first community-built skate park and is representative of the early development of skateboarding in Australia which became popular in the mid-1970s.

Conclusion

The above indicates that *Cullity Timbers (fmr), Leederville* is a modest example of a commercial site associated with the timber industry and the State sponsored development of local manufacturing industries during WWII and the post-war period, albeit as a retail and wholesale site it directly represents the Cullity Timbers business rather than the company's involvement in industry and manufacturing. The place now represents its later conversion to a local youth centre and

skateboard park of which there are other examples with a greater time depth and stronger association with this story.

12. 5 KEY REFERENCES

See footnotes.

12. 6 FURTHER RESEARCH

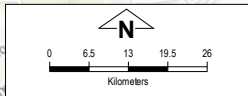
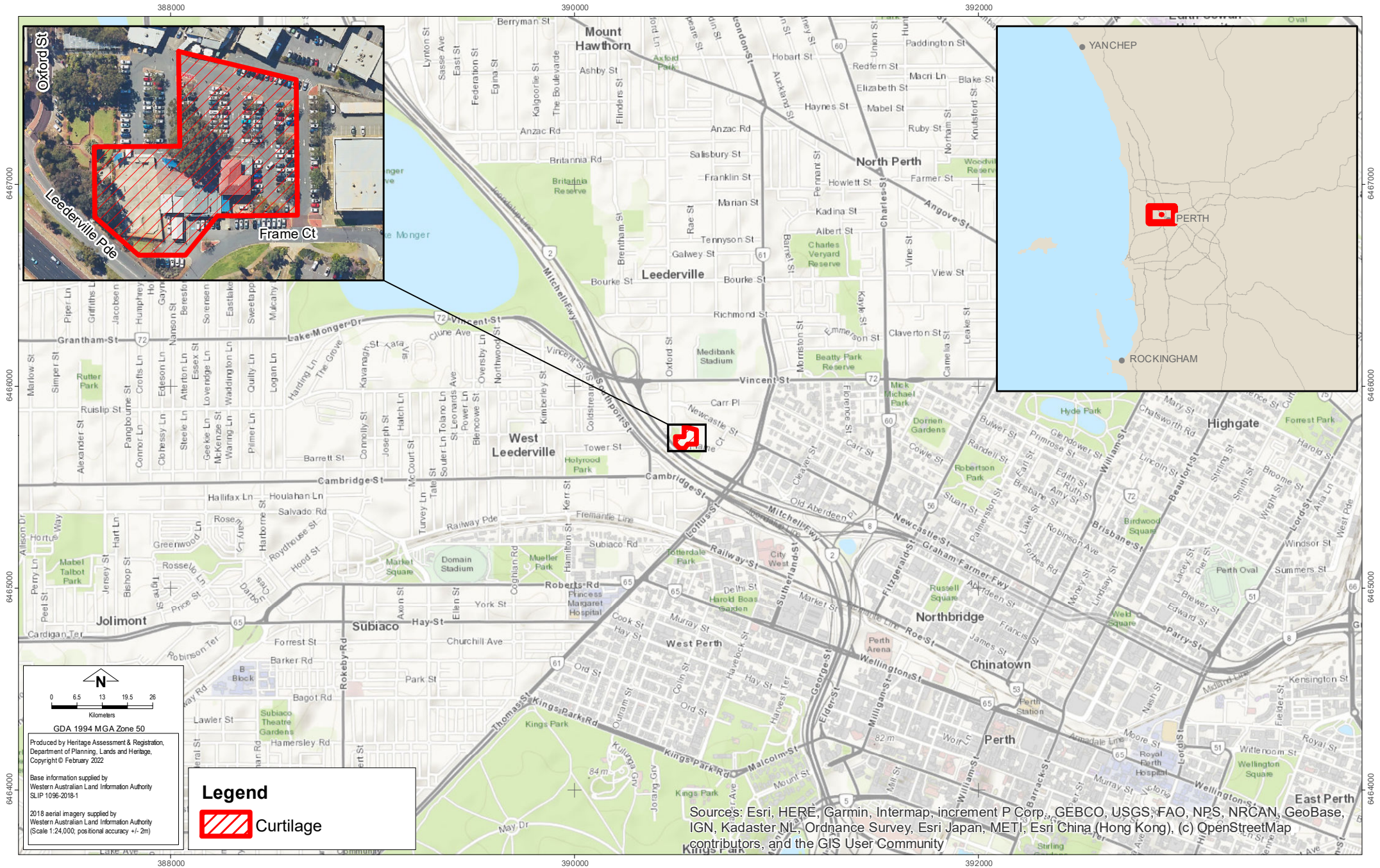
The National Library of Australia's digitised newspaper database at the Trove website focuses on newspapers dated prior to 1955. Should digitisation periods be extended, future research may uncover more details about the use of the site from the late 1950s.



HERITAGE COUNCIL

HC LOCATION MAP P18005-1 CULLITY TIMBERS (FMR), LEEDERVILLE

MAP 1 OF 2 PREPARED BY TIM DONOHUE (SENIOR LAND INFORMATION OFFICER) 9/02/2022



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HC CURTILAGE MAP P18005-1 CULLITY TIMBERS (FMR), LEEDERVILLE

MAP 2 OF 2 PREPARED BY TIM DONOHUE (SENIOR LAND INFORMATION OFFICER) 9/02/2022

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