



HERITAGE  
COUNCIL  
OF WESTERN AUSTRALIA

## REGISTER OF HERITAGE PLACES Supporting Information

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

### 10. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific or social, rarity, representativeness value for individuals or groups within Western Australia. In determining cultural heritage significance, the Heritage Council has had regard to the factors in the section 38 of the *Heritage Act 2018*. It is considered that the place warrants inclusion in the 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;

The relatively modest, largely single storey narrow fronted buildings that make up *Endowment Block, Kalgoorlie* illustrate the unique history of its formation as a streetscape of commercial buildings constructed by the lessees of the sites rather than the owners (historic value).

*Endowment Block, Kalgoorlie* is an integral part of the Hannan Street precinct, which symbolises the spirit of optimism generated by the rich gold finds in the Eastern Goldfields, and the continuing development of Kalgoorlie as the major administrative and commercial centre of the goldfields in the late 1890s and the early 1900s (historic value).

*Endowment Block, Kalgoorlie* has importance as a municipal-owned commercial precinct continuously managed by the local government and developed to encourage ongoing commercial growth and business activity in the central business district of Kalgoorlie, as well as encouraging provision of fresh foodstuffs to local residents, since the 1890s (rarity value).

*Endowment Block, Kalgoorlie* illustrates the changing nature of retail trade and shopping trends in a major regional centre over time (historic value).

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

*City Markets* is a rare example of an early twentieth century architecturally designed market building built in the goldrush era in Western Australia and demonstrates the efforts of the local municipality to ensure fresh provisions were available to locals in this remote regional location (rarity value).

*Endowment Block, Kalgoorlie* is rare as group of civic and commercial buildings comprising a complete street block owned and managed by a local government authority over a period of more than 120 years. No place similar is known to exist in Australia. *Endowment Block, Kalgoorlie* is rare as a streetscape of commercial and retail buildings constructed by the lessees of the sites rather than the owners (rarity value).

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

Kalgoorlie is an important historical city in Western Australia and is associated with the discovery of gold and the development of this important industry at a time when Australia was experiencing low-level depression.<sup>3</sup> *Endowment Block, Kalgoorlie* was constructed by the lessees as a series of individual buildings, between 1898 and 1908. The extant brick buildings gradually replaced existing timber, iron, and hessian structures, originally erected on the site, as a result of the wealth amassed from Kalgoorlie being considered one of the richest gold centres in the world.<sup>4</sup> There is low to moderate potential for archaeological deposits and features associated with earlier built structures to remain within the precinct, which has the potential to provide information on the early development of Kalgoorlie (aesthetic value).

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

*Endowment Block, Kalgoorlie* is a representative example of a late nineteenth century and early twentieth century commercial streetscape in a gold rush town. The scale and expression of its architecture, the extent of its streetscape quality and its high integrity all contribute to its value. It is important in representing a way of life associated with commercial and retail businesses, and the changing nature of those functions over time (representativeness value).

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

*Endowment Block, Kalgoorlie* is of value to the local community for its continuous role in the provision of retail and commercial services since c 1900s to the present, as well as being a significant and well-known landmark in Hannan Street. It continues to play a vital role in the activities of the central business district of Kalgoorlie (social value).

*Endowment Block, Kalgoorlie* contributes to the local and wider community's sense of place as the centre of the gold rushes of the 1890s and of present-day gold

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<sup>3</sup> Goldfields Architects, 2007

<sup>4</sup> Twentieth Century Impressions of Western Australia op. cit., p. 627.

mining. Similarly, it is valued by other Australians as a major tourist attraction that makes a significant contribution to the cultural density of Kalgoorlie-Boulder (social value).

*Endowment Block, Kalgoorlie* as part of the historical Hannan Street precinct is highly valued by Western Australians, contributing to their sense of history and place. Inclusion of the place on the now defunct Register of the National Estate in October 1980, together with its classification by the National Trust of Australia (WA), in 1977, is an indication of its long standing social value (social value).

**10(F)<sup>5</sup> Its importance in exhibiting particular aesthetic characteristics valued by any group or community;**

*Endowment Block, Kalgoorlie* makes an important contribution to the townscape of Kalgoorlie and Hannan Street for its aesthetic characteristics, comprising a contiguous row of connected single and two-storey Federation-era commercial buildings (aesthetic value).

*Endowment Block, Kalgoorlie* collectively retains its original scale and configuration, distinctive shopfronts, decorative parapets, verandahs, and balconies which extend across the facades and pavement forming an almost continuous canopy along the streetscape. Many of the buildings have individual design merit and contribute to the aesthetic value of *Endowment Block, Kalgoorlie* and Hannan Street as a whole. Although some structures have been altered, the streetscape still conveys the character and texture of a gold rush town (aesthetic value).

*Endowment Block, Kalgoorlie* comprises fine examples of architectural styles of the Federation period with *City Markets* providing a centrepiece to the streetscape. It has landmark value and is an example of the Federation Anglo-Dutch style with distinctive turrets, roof forms, classical detailing, and interior open market spaces (aesthetic value).

*Endowment Block, Kalgoorlie* is highly valued by the community as a long-standing and well-known commercial precinct in the central business district of Kalgoorlie, which in its scale and architectural expression, represents the optimism of the growing gold boom town from its heyday (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;**

*Endowment Block, Kalgoorlie*, located on Hannan Street, is closely associated with its namesake Patrick (Paddy) Hannan, who discovered alluvial gold, along with his partners Thomas Flanagan and Daniel Shea, that sparked the goldrush. This led to the development of the town which was directly associated with the

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<sup>5</sup> 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.

longevity of the operation of *Endowment Block, Kalgoorlie* as a commercial precinct<sup>6</sup> (historic value).

The following is a list of *Endowment Block, Kalgoorlie* tenants who contributed to the cultural heritage of Western Australia (historic value):

- Charles Joseph Totterdell (tenant of Lot 160) was the builder of 8 shops on Lot 160 and held a 21-year lease for the whole of lot 160. His son was Joseph Totterdell, MLA Liberal, Member of Parliament.
- Charles Kidman, brother of pastoralist Sidney Kidman was a co-owner of the butcher (tenant of 262). His co-owner and business partner was Wentworth D’Arcy Uhr.
- Wentworth D’Arcy Uhr (tenant of 262) was actively engaged in multiple incidents of frontier violence including several massacres of Aboriginals. He was also the subject of numerous court cases defending charges which ranged from murder and assault to race-fixing and fraud.<sup>7</sup>
- Robert D McKenzie (tenant 264–266) was chairman of Kalgoorlie Brewing and Ice Company, the first President of the Chamber of Commerce, was elected to the first Kalgoorlie Municipal Council, served as Mayor between 1897–1898 and was elected to the Legislative Council of WA for Northeast Province
- General Motor’s Holden (tenant of 282-284) in 1928
- Baird Bros (tenant 304) was the first tenant in this building in 1902 and became a major department store in Western Australia. CR William Daniel Jones who was one of the first elected Kalgoorlie Municipal Council members was the Manager of Baird Bros.

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<sup>6</sup> Webb, M. and A., *Golden Destiny: The Centenary History of Kalgoorlie-Boulder and the Eastern Goldfields of WA*, Hocking & Co and St George Books, Perth, 19954, p. 91; *West Australian Government Gazette*, 7 September 1894, p. 885; Townsite plan, 30 July 1894.

<sup>7</sup> Bauer, F.H. 2006. ‘Uhr Wentworth D’Arcy’. Australian Dictionary of Biography. [Biography - Wentworth D’Arcy Uhr - Australian Dictionary of Biography \(anu.edu.au\)](https://www.adb.anu.edu.au/biography/uhr-wentworth-d-arcy)

## 11 SITE PLAN

The following plan illustrates which parts of the place contribute to the overall heritage significance of the place.

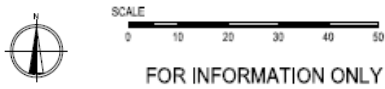


Figure 1. Site Plan

## 12. SUPPORTING EVIDENCE

The documentation for this place is based on “The *Endowment Block, Kalgoorlie Conservation Plan, Lots 151- Lot 160 Hannan Street, Kalgoorlie Boulder*”, prepared by Goldfield Architects for the City of Kalgoorlie-Boulder, November 2007 and heritage assessment completed by H+H Architects, in May 2023, with amendments and/or additions by the Heritage Council and the Department of Planning, Lands and Heritage made in August/September 2010, September 2022 and May 2023.

### 12.1 DOCUMENTARY EVIDENCE

*For a full discussion of the documentary evidence refer to ‘Heritage Assessment and Conservation Plan: Endowment Block, Kalgoorlie, Lots 151 – Lot 160 Hannan Street, Kalgoorlie-Boulder’, prepared for the owner by Goldfields Architects, November 2007. A summary of the information in this document is provided below.*

*For a full discussion of the documentary evidence of Kalgoorlie Town Hall & Council Chambers, and City Markets (which have been entered in the State Register as individual places), please refer to Register and Assessment Documentation of each place.<sup>8</sup>*

*Endowment Block, Kalgoorlie* comprises a commercial precinct of single and double storey buildings, including the City Markets (c 1901) and *Kalgoorlie Town Hall & Council Chambers* (c 1907-1908), connected in row formation continuously along the northwest side of Hannan Street, Kalgoorlie. The buildings are situated on land that was initially occupied by traders dwelling in tent and hessian structures prior to its gazettal as “municipal endowment” in 1897. The commercial precinct has been continuously managed by the local government since this time.

### Heritage Council of Western Australia Theme (s)

This analysis is based on the Thematic History of Western Australia<sup>9</sup> (WA Thematic). The following themes, key events and phases are relevant to the history of the place:

#### Peopling WA – colonisation

- 1890s Many transitory towns on eastern gold fields, both emerging and disappearing rapidly; some little more than tent cities, others put up hotels and shops; by 1900 the long-term survivors are centres mostly apparent especially Kalgoorlie, Coolgardie, Southern Cross, Norseman, Laverton, Leonora, Menzies.
- 1898 Peak of Coolgardie, boasting more amenities than Perth, before decline; Kalgoorlie becomes centre of Eastern Goldfields in its place.

#### Economy – Natural resources (living)

- 1893 Gold discovered at Kalgoorlie; gold rush increases.

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<sup>8</sup> Register documentation for *Kalgoorlie Town Hall & Council Chambers*, 19/8/1994 HCWA database: Place no. P01396; and *City Markets*, 1/7/1994 HCWA database: Place no P01297.

<sup>9</sup> ‘A Thematic History of Western Australia’. Prepared for the Heritage Council of WA by Clare Menck, Historian, June 2018.

### Economy – Commerce

- 1870s-1880s Gradual development of more specialised retail stores e.g. drapers, haberdashers, butchers, bakeries, fruit & vegetable stores
- 1890s Hotel trade booms in goldfields settlements, along with other commercial ventures.
- 1930s Depression: retail struggles, especially rural companies (Drew Robinson & Co in Albany and Brennan Brothers of Kalgoorlie both forced to close).

### Infrastructure – Development of Settlements & Services

- 1880s Beginning of change away from Colonial streetscapes towards more decorative building styles e.g. stucco mouldings, iron lace.
- 1895 Fire destroys large section of Coolgardie, especially hessian-clad buildings, resulting in greater regulation of construction in goldfields settlements.
- 1890-1903 Government provides extensive infrastructure support to emerging goldfields (more infrastructure, and more rapidly delivered, than eastern colonies during earlier gold rushes); many new or improved commercial buildings also erected, changing streetscapes of Perth and regional centres; architecture abandons Georgian styling and adopts more decorative Federation-era styles.
- 1937-1939 Economic improvement sees construction or upgrade of many recreational/commercial buildings, often in Art Deco style; notable architects include John Oldham.

### Cultural Life – Domestic Life

- 1892-1898 Early goldfields life primitive; most live in tents, with little fresh food or water; unsanitary conditions; typhoid rife; very few women or children; tent camps; combined with rapidly developed cosmopolitan town centres.

### Aboriginal History

Archaeological evidence suggests Aboriginal people have occupied Australia for at least 65,000 years.<sup>10</sup> Aboriginal people believe the connection is much longer. Evidence indicates that the number of people in the Eastern Goldfields before colonial times contracted and expanded over time in response to the changing environment.<sup>11</sup> The city of Kalgoorlie is located in Wongatha country and the place is named after 'Karlkurla/Kulgoolah', a native edible 'silky pear' that grows throughout arid Western Australia.<sup>12</sup>

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<sup>10</sup> The National Museum of Australia, 2021, Source: <https://www.nma.gov.au/definingmoments/resources/evidence-of-firstpeoples#:~:text=Aboriginal%20occupation,of%20Europe%20and%20the%20Americas.,> Accessed August 2022.

<sup>11</sup> Government of Western Australia, Western Australian Museum WA Goldfields, Source: <http://museum.wa.gov.au/explore/wa-goldfields/>, Accessed August 2022.

<sup>12</sup> 'Kalgoorlie', Western Australian Museum, Source: <https://museum.wa.gov.au/referendum-1967/kalgoorlie-referendum-day-1967> , Accessed August 2022.

Aboriginal people lived virtually undisturbed in these areas until the 1840s when colonial settlers and surveyors began to penetrate the inland Wheatbelt region. By the 1860s, expeditions regularly utilised Aboriginal guides, sometimes forcibly and brutally, to find water and travel routes as they gradually extended further east. Such an expedition is that taken by explorer and surveyor, Charles Hunt into the Hampton Plains in 1864.<sup>13</sup> Mining activities and the establishment of agricultural and pastoral stations also took advantage of Aboriginal people's knowledge and relationship with the environment and caused their displacement from their traditional lands.

#### Endowment Lands

The practice of Municipal Endowment was particularly prevalent in Western Australia in the 1890s. Municipal Endowment lands were granted to many local authorities across the state, intended to provide a long-term source of income for local authorities. Municipal Endowments were usually the result of a municipal authority applying to the government for endowment land, which was then gazetted accordingly. Land for Municipal Endowment could be used, at the discretion of the local council, for any purposes, including commercial profit. The intention of granting endowment lands was distinct from land granted for Municipal Purposes, which was to be used for public purposes such as civic buildings.<sup>14</sup>

The practice was abandoned by the 1950s as there was less crown land to give away, and it was felt that there were many other ways for municipal authorities to obtain funds.

#### Establishment of Kalgoorlie Townsite and Endowment Land

In June 1893, Patrick (Paddy) Hannan and his partners discovered alluvial gold thirty miles (48 kms) north-east of Coolgardie. A camp, known as Hannan's, quickly developed at the site, with bough huts and hessian and canvas structures erected along the edge of the track from Coolgardie. Many of these structures housed businesses to serve the prospectors who flocked to the area. Later that year, George Brookman and Sid Pearce located gold reefs three miles south of Hannan's, at what was to become Boulder. On 4 September 1894, Hannan's was declared the townsite of Kalgoorlie and the track from Coolgardie became the main street, named Hannan Street.<sup>15</sup>

The original survey of the Kalgoorlie Townsite created 120 quarter acre lots in six street blocks bounded by Porter, Egan, Cassidy and Dugan Streets, with Maritana,

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<sup>13</sup> 'Exploration', The Perth Gazette and Independent Journal of Politics and News, 19 March 1858, p. 2; 'Correspondence', Inquirer, 21 September 1842, p. 4; 'Notes from His Excellency Sir James Stirling's Journal of Expedition to King George's Sound', The Perth Gazette and Western Australian Journal, 19 December 1835, p. 2., The Perth Gazette and Western Australian Journal, 21 May 1836, p. 4; The Perth Gazette and Western Australian Journal, 12 December 1840, p. 2

<sup>14</sup> State Records Office of Western Australia (SROWA) Cons 5274 Item 57-206 Land Vested in Local Authorities for Endowment Purposes (Department of Local Government) especially Folio 6 (letter of 8 May 1957 to Fremantle Council) and Folio 52 (Ministerial advice); 'The *Endowment Block (shops)* Conservation Plan, Lots 151- Lot 160 Hannan Street, Kalgoorlie Boulder', prepared by Goldfield Architects for the City of Kalgoorlie-Boulder, November 2007, pp.15-16.

<sup>15</sup> Webb, M. and A., *Golden Destiny: The Centenary History of Kalgoorlie-Boulder and the Eastern Goldfields of WA*, Hocking & Co and St George Books, Perth, 19954, p. 91; *West Australian Government Gazette*, 7 September 1894, p. 885; Townsite plan, 30 July 1894.



Hannan and Brookman as cross streets. The lots were a quarter acre in size (1,012 square metres) with a 66-foot frontage (100 links or 20.77 metres).<sup>16</sup>

There was not a lot of interest in the first land sale at Kalgoorlie, held on 6 October 1894, as interest was still focused on Coolgardie. By the time of the second land sale on 25 October, there were a number of substantial timber-framed buildings located on survey lots in Hannan Street, and interest in the town was increasing. The more substantial buildings included the stores of Walsh & Son and E. K. Courthope, the Western Australian Bank, and the premises of J. Paisley and Randell & Co.<sup>17</sup>

West of Cassidy Street, on unsurveyed land, numerous small business premises had been established as an unofficial extension of Hannan Street, trading from tent and hessian structures. On 13 February 1895, Kalgoorlie was declared a Municipality. In May 1895 Council decided businesses trading outside the town boundaries should obtain trading licenses.<sup>18</sup> The Council proposed town boundaries be extended so it could levy rates on the occupied area.<sup>19</sup> On 7 August 1896, the extension of the boundaries of Kalgoorlie townsite was gazetted.<sup>20</sup>

The Council was granted three lots in Brookman Street which they leased out at 4 shillings per foot per week, with the lessee to provide a suitable building, to help keep rates down. With the idea of obtaining more land for this purpose, Council requested a grant, for 'municipal purposes', of Lots 140-160 along Hannan Street, between Cassidy and Lane streets. The request was denied due to a dispute over water rights to draw water.

On 23 October 1896 the Government gazetted Lots 151-160 on Hannan Street as Reserve 3629 for 'municipal purposes', which later became *Endowment Block, Kalgoorlie*.<sup>21</sup> In September 1897, the gazetted purpose was revised to 'municipal endowment'.<sup>22</sup> The Hannan Street lots appeared on the new townsite plan as Municipal Endowment, Reserve 3629.<sup>23</sup>

#### *Development of Endowment Block, Kalgoorlie*

A subcommittee made up of councillors R. D. McKenzie and H. J. Roberts visited the Council's newly acquired endowment land to value it and fix rents. On 5 November 1896, the subcommittee reported that there were 29 residences and places of business on Lots 151-160 Hannan Street. All but two of the buildings were of timber and hessian construction. It was decided that the endowment lots would be offered for lease with a minimum frontage of 33 feet (10 metres), at the upset price of three shillings a foot per week, and on condition that the hessian buildings were replaced with something more substantial. The occupiers of Lot 160

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16 Survey of Kalgoorlie townsite, 30 July 1894.

17 *Coolgardie Miner*, 11 October 1894; *Kalgoorlie Miner*, 4 September 1894 (land sale details).

18 *West Australian Government Gazette*, 22 February 1895, p. 299; Proceedings of Municipal Council Meetings, *Western Argus*, 11 and 23 May 1895, p. 3.

19 Proceedings of Municipal Council Meetings, *Western Argus*, 20 June 1895, p.2.

20 *West Australian Government Gazette*, 7 August 1896, p. 1313.

21 *West Australian Government Gazette*, 23 October 1896, pp. 1833.

22 Proceedings of Municipal Council Meeting, *Western Argus*, 29 October 1896, p. 13; DLI Reserves enquiry, Reserve 3629; *West Australian Government Gazette*, 24 September 1897; Town Grant Vol. 13, Fol. 488 & Certificate of Title, Vol. 119 Fol. 102, 16 October 1897.

23 Goldfields Architects. 2007. *Heritage Assessment and Conservation Plan. The Endowment Block*. Prepared for City of Kalgoorlie-Boulder.

(adjacent to St Barbara's Square), on the corner of Cassidy Street, were given one month to vacate as the Council wanted that site on which to build a temporary council chamber.<sup>24</sup>

The lease cost and conditions meant a minimum weekly lease payment of £4-19-0 and a capital expenditure on a new building. This was a cost that most of the businesses occupying the lots could not afford or justify. By the end of February, only two and half lots had been applied for and the closing date for applications was extended. Those occupiers who did not successfully lease back their premises had to vacate for the new tenants within two weeks. This raised the issue of compensation.<sup>25</sup>

Ten occupiers of *Endowment Block, Kalgoorlie* land made a deputation to the Municipal Council for compensation for the improvements they had made on the land, estimated to be a total of £2,000. The two occupiers of Lot 160 felt particularly hard done by.

*Messrs H. Nicol & J. Downey, occupiers of Lot 160 ... which the Council wanted for its own purposes, and from which the occupiers must in any case remove, not having the opportunity, as was the case in connection with other blocks, of retaining possession on payment of a rental. They had built established businesses, brought wives and families over, and had been living there up to from 18 months to 3 years. Lost their chance of getting ground elsewhere and would suffer in custom by a change.*<sup>26</sup>

As a result of the deputation, the Council reduced the minimum frontage of a lease 'to 16½ ft [5 metres], with a proportionate reduction in conditions of building thereon', to make the sites more affordable for the existing occupiers. Lot 160 (adjacent to St Barbara's Square) was to be included in the leasing arrangements, with lease periods of six months at a time, in the event that Council would require the land later for its offices. In the meantime, 'Council would erect temporary offices on the block presently occupied by the Fire Brigade'.<sup>27</sup> It was this reduction in the minimum frontage for each lease that resulted in the number of narrow fronted premises that exist in this section of Hannan Street.

With regard to compensation for those who had to vacate, the Council argued it was the Government that was liable to pay compensation as the improvements had been made to the land before the Government endowed it to the Council.<sup>28</sup> No record of compensation being paid has been located, but it is likely that it was, by either the Council or the Government, and that this payment led to the claim of a buy-out as reported by J. S. Battye in his *Cyclopedia*.<sup>29</sup>

The result of the reduced leasing conditions for *Endowment Block, Kalgoorlie* meant that many of the original occupiers were able to afford a lease and remain in their business. Council then had the problem of getting them to comply with the building conditions of their leases to erect more substantial (and more fire resistant) buildings in place of the existing hessian structures. Timber and iron buildings

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24 Proceedings of Municipal Council Meeting, *Western Argus*, 5 November 1896, p. 11.

25 Proceedings of Municipal Council Meeting, *Western Argus*, 25 February 1897, p. 5; and 1 April, 1897, p. 15.

26 *Western Argus*, 25 March 1897, p. 15.

27 Proceedings of Municipal Council Meetings, *Western Argus*, 1 April 1897, p. 15.

28 *Western Argus*, 1 April 1897. p. 15.

29 Battye J. S., *Cyclopedia of Western Australia*, Hussey & Gillingham, Adelaide, 1912-13, p. 878.

probably replaced the hessian structures fairly quickly. Brick buildings took a little longer but may have been hastened by a fire on the opposite side of the street in 1899, which destroyed ten premises.<sup>30</sup> Generally, between about 1898 and 1908, substantial brick buildings replaced the timber and iron and hessian structures in most of the Kalgoorlie town centre, although many timber and iron residences remained within the town.<sup>31</sup>

In 1901, the Municipal Council had the City Markets constructed at 272-280 Hannan Street, on Lot 157 and half of Lot 158. In 1908, the *Kalgoorlie Town Hall & Council Chambers* was built on Lot 151 and part of Lot 152, at the southwest end of the Block on the corner of Hannan and Wilson streets.



**Figure 2. Hannan Street, Kalgoorlie, looking west past the roof of the York Hotel and the Wilson Street intersection, c. 1905 (prior to construction of the Town Hall). Endowment Block, Kalgoorlie can be seen on the right side of the street. State Library of WA, 006111PD.**



**Figure 3. Entrance to Kalgoorlie City Markets, c. 1900s. State Library of WA, 007525D.**

<sup>30</sup> *Western Argus*, 5 January 1899, p. 20.  
<sup>31</sup> Webb, M. & A. op cit, pp. 430-432, 540.



**Figure 4. Kalgoorlie City Markets, September 1902. State Library of WA, 010194PD.**



**Figure 5. Laying the foundation stone of Kalgoorlie Town Hall, 6 November 1907. The foundation stone was laid by Mayor J.H. Cummins, in the presence of the Governor, Sir Frederick Bedford. State Library of WA, 010250PD**



**Figure 6. Kalgoorlie Town Hall, 316 Hannan Street, corner of Wilson Street, c. 1908? State Library of WA, 010199PD.**

The 1897 Certificate of Title for Endowment Block land contains the earliest located documentation of leases and deals mainly with the lease and sub-lease details of

the wine saloon site at 264-266 Hannan Street.<sup>32</sup> Because the first Certificate of Title was not issued until mid-October 1897, leases entered into earlier than that date do not appear. The next Certificate of Title, dating from 1904, contains leasing details for most of the other lots on *Endowment Block, Kalgoorlie*. A number of building leases, generally of twenty-one years duration, were entered into between 1904 and 1906. This length of time was considered necessary to enable tenants to build new premises and reap the benefit from their business before the building reverted to the ownership of the Municipality at the termination of the lease.<sup>33</sup> Some of *Endowment Block, Kalgoorlie* sites have no lease details recorded on either the 1897 or 1904 Title.

#### Renovations 1930s-1980s

In 1937, the Municipal Council Works Committee was 'seeing to renovations' of the buildings on *Endowment Block, Kalgoorlie*. Exactly what was done at this time is not known, but it is highly likely that the work included modernising the streetscape by removing some of the decorative detailing from the parapets. This was in keeping with the modern movement in architecture—the architectural trend of the 1930s, which fostered the clean, streamlined finish seen in art deco styles. The establishment of *Endowment Block, Kalgoorlie* had been an exercise undertaken by the Kalgoorlie Municipal Council in an effort to raise revenue from rent and limit the impact of rate levies. In that, it was a failure. The cost of refurbishment work in the 1930s was at least equal to, if not greater than, all the rent received to that date and it is doubtful if much has changed in that regard.<sup>34</sup>



**Figure 7. Hannan Street, Kalgoorlie, looking east from Wilson Street intersection, c. 1940s. Endowment Block, Kalgoorlie can be seen on the left, with the Town Hall at the corner. State Library of WA, 218029PD.**

In the mid-1970s, Coles established a store on the site behind *Endowment Block, Kalgoorlie* and the *City Markets* were refurbished to provide an entrance arcade to the store from Hannan Street. The main shopping area on Hannan Street had been north of Maritana Street, but with the establishment of the Coles store the shopping focus shifted to the south, to the area between Maritana and Wilson streets. This shift of focus breathed new life into *Endowment Block, Kalgoorlie* and local architect Bruce Corey Williams was engaged to undertake the renovation and refurbishment of the shops. The measured plans he drew up at that time show the internal changes that had taken place to the buildings during the previous years.

<sup>32</sup> Certificate of Title Vol. 119 Fol. 102, 16 October 1897.

<sup>33</sup> Certificate of Title Vol. 322 Fol. 186, 1 December 1904; *Municipality of Kalgoorlie: Twenty-first Mayoral Report*, 1916, [p. 14].

<sup>34</sup> Webb, M. & A. op cit, p. 649, quoting Kalgoorlie Municipal Council minutes; Photographs of the buildings in the 1960s and 1970s.

Not all the shops had residential facilities at the rear, but those that did had incorporated them into the business operations by 1974.

The Coles store was extended into a K-Mart in the early 1980s, occupying the whole of the site at the rear of *Endowment Block, Kalgoorlie*. To improve the amenity of the area and provide a safe shopping environment the Council closed the section of Cassidy Street between Hannan and Brookman streets in October 1984. The closed section was named St Barbara's Square, for the patron saint of miners.<sup>35</sup> Refurbishment work was undertaken on *Endowment Block, Kalgoorlie* buildings at this time. The work was done by the architectural firm of Oldham Boas Ednie-Brown and comprised major upgrading and restoration, including new shopfronts, construction of new verandahs in the original style and reinstatement of some of the detailing to the parapets. Roofs were repaired and reclad where necessary, and air conditioning installed. Internally, timber floors were removed and replaced with concrete, walls were replastered, ceilings repaired, and fixtures and services modernised. At the rear of the buildings, bullnose-roofed carport structures and rear entry porches were added to some of the buildings and the rear yards were generally tidied and landscaped.<sup>36</sup> The fences and gateways were removed from the rear boundaries, making the back yards of the shops open to the right-of-way, which had been upgraded to provide pedestrian access to the Coles/K-Mart premises.

#### Current use

The open spaces behind *Endowment Block (shops)* shops have continued to be used as the service areas for the various premises, with car parking and storage of rubbish bins, gas bottles and the like. In 2022, the City commenced a series of upgrades within the St Barbara's Square precinct and lane way area behind *Endowment Block, Kalgoorlie*. Works include landscaping and street furniture, new public toilets with a dedicated parent room, Aboriginal art pieces, a bespoke silky pear playground for young children, a stage area and a Superpit water play feature.<sup>37</sup>

As of 2023, the markets have remained untenanted for many years and are currently used to display local artistic works. Individual shops are presently for lease and the City Market arcade will act as a thoroughfare upon the completion of the St Barbara's Square development.

P1297 *City Markets* and P1396 *Kalgoorlie Town Hall & Council Chambers* were permanently registered on 1 July 1994.

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<sup>35</sup> Webb, M. & A. op cit, pp. 885-887.

<sup>36</sup> Set of plans by Oldham Boas Ednie Brown, 1983-86, courtesy of The Buchan Group, Perth.

<sup>37</sup> [Kal City Centre Works Commencing. 16 March 2022. City of Kalgoorlie-Boulder \(ckb.wa.gov.au\) accessed 18 August 2023](#)

## 12.2 PHYSICAL EVIDENCE<sup>38</sup>

*Endowment Block, Kalgoorlie* comprises a contiguous commercial precinct on the northwest side of Hannan Street, including three two storey buildings in a predominantly single storey arrangement. The buildings are connected in a row formation, sharing common parapet walls continuously along the Hannan Street frontage which is characterised by Federation-era facades, shopfronts and deep continuous verandahs that overhang the footpath.

### Siting

*Endowment Block, Kalgoorlie* comprises Lots 151-160, of 250-316 Hannan Street, Reserve 3629 gazetted for 'municipal endowment' and is part of Kalgoorlie's Hannan Street Central Business District.

With nil setback from the street boundary, the shopfronts and facades orientate towards Hannan Street, with the exception of 250-252 Hannan Street, which has dual frontage to Hannan Street and St Barbara's Square. All buildings are contained within the lot boundary that extends along Hannan Street flanked by St Barbara's Square to the east, Wilson Street to the west, and the right-of-way parallel to Hannan Street to the north.

Carparking is generally located to the rear of the shops numbered 282-314 Hannan Street, with the area east of *City Market* comprising landscaped community spaces and associated St Barbara's laneway. *Kalgoorlie Town Hall & Council Chambers* and St Barbara's Square bookend *Endowment Block, Kalgoorlie*, whilst a large department store complex (formerly K-Mart and Coles) with a multi-storey carpark is located to the north of the site.



**Figure 9. View looking east from 298-262 Hannan Street.**

<sup>38</sup>

Images provided by consultants H+H Architecture for the sole purposes of this document, May 2023. For privacy purposes, any people who appear in the following images have been removed.



Figure 10. View looking east from 300-250 Hannan Street.



Figure 11. View looking west from 250-314 Hannan Street.



Figure 12. View looking west from 300-316 Hannan Street.



### 250-252 Hannan Street 1904 (1983-86)

At the eastern end of *Endowment Block, Kalgoorlie*, No. 250-252 comprises a single-storey corner building that addresses both Hannan Street and St Barbara's Square, subdivided into three separate tenancies. The exterior form of the building was reconstructed in the 1980s emulating the detailing of the heritage buildings and to maintain the visual significance of the streetscape.



**Figure 13. 250-252 Hannan Street detail**

- 1- Reconstructed parapet using timber frame and plywood.
- 2- Reconstructed timber framed bullnosed verandah
- 3- Reconstructed truncated entry
- 4- Three original internal masonry walls remain extant
- 5- Reconstructed shopfront, stallboards



**Figure 14. External View No. 250-252 Hannan Street.**

The exterior form and fabric of the building was constructed in the 1980s and is designed to generally match the detailing of adjoining heritage buildings but is itself, of little significance.



**Figure 15. Internal View No.250-252 Hannan Street**

Interior modified with three original masonry walls retained with masonry arch infilled and painted during a modification to the property.



**Figure 16. Internal View No.250-252 Hannan Street**

The three shop premises are divided internally by brick common walls. Internal walls are mostly light-framed clad with plasterboard, ceilings are typically suspended plasterboard or acoustic tile, and floors are concrete with carpet or tile coverings. The interior shop fit-outs are of little significance.

### **254-258 Hannan Street (1904)**

Originally constructed as part of the 'Hannan's Buildings' in 1904, these three single-storey premises are separated by masonry common walls and have separate gable roofs concealed behind parapets. Original shopfront remains intact, featuring a pressed metal ceiling above the re-entrant doorway, timber framed glazing with timber door, and painted masonry façade. A tiled ramped entry acts as a threshold from the paved street. No. 256 and 258 Hannan Street feature identical original shopfronts.



**Figure 17. 254-258 Hannan Street detail**

- 1- Original masonry rendered parapet, square entablature, decorative mouldings to frieze, mounted on classical style cornice
- 2- Reconstructed timber framed bullnosed verandah
- 3 -Original timber frames shopfronts
- 4- Reconstructed glazing



**Figure 18. Internal View No. 254 Hannan Street.**

New suspended plasterboard ceilings have been installed. Each shop comprises a main retail/display room to the front of the tenancy, with back-of-house facilities located to the rear. The original masonry walls dividing each tenancy remain and are rendered and painted internally. Common walls are plastered brick, with no piers evident. The interior shop fitouts are of little significance.



**Figure 19. Internal View No. 256 Hannan Street.**

Original pressed metal ceiling and skylight with pressed tin cladding remains intact. Pressed metal ceilings are evident in No. 256 and No. 258.

#### **No. 260 Hannan Street (1897; 1901; 1984)**

The two-storey building at No. 260 is situated on the north side of Lot 159. It is one of three two-story buildings within *Endowment Block, Kalgoorlie* which is partly original fabric and partly reconstructed fabric (decorative pediments, console bracket and globe reinstated in 1984 following removal in 1970s). The building is designed in the Federation Free Classical style and retains many features of this style including red face-brick walls with contrasting rendered banding to the upper level and painted brick at the ground floor level. Other features include ornate classical details to the parapet and a timber-framed verandah/balcony with distinctive balustrade infill. The lower and upper verandahs were constructed in the 1980s in the same style as the remainder of the precinct.



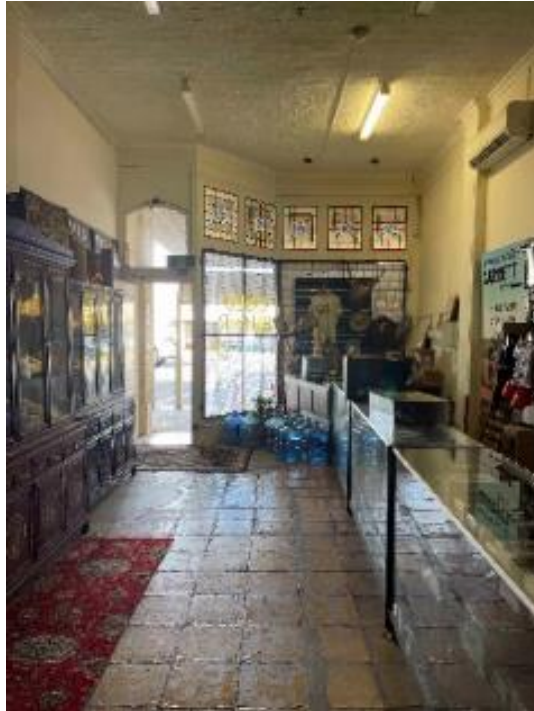
**Figure 20. 260 Hannan Street detail**

- 1- Original decorative pediments, console brackets and globe, upper floor cornice and entablature
- 2- Reconstructed verandah roof
- 3- Original upper floor façade
- 4- Reconstructed balcony
- 5- Original leadlight highlight window
- 6- Original timber framed shopfront with highlight windows
- 7- Original brickwork



**Figure 21. External View of No.260 Hannan Street**

The ground floor shopfront matches much of the detailing of neighbouring No. 254-258 Hannan Street, featuring original stained-glass windows, adding to the character of the street façade.



**Figure 22. Internal View of No.260 Hannan Street**

Internally, the ground floor shop layout and fabric are largely authentic, including original intact pressed metal ceiling, original masonry walls, original timber framed glazed shopfront and original stained-glass windows.



**Figure 23. Internal View of No.260 Hannan Street**

Ornate cornices and classical style corbelled arched openings subdivide the shopfront. The former residential quarters located at the rear of the ground floor have been adapted as an office.

### **No. 262 Hannan Street (1905)**

No. 262 is located in the east centre of *Endowment Block, Kalgoorlie* on Lot 159. The place comprises a single-storey masonry building with simple mouldings/cappings and piers in a symmetrical arrangement and was constructed in 1905 in the Federation Free Classical style. Internally, the building comprises of two main spaces.



**Figure 24. 262 Hannan Street detail**

- 1- Original rendered common masonry upper parapet, a central square entablature, which was originally surmounted by pediment, no longer extant
- 2- Reconstructed curved verandah
- 3- Original brickwork
- 4- Original timber framed shopfront
- 5- Reconstructed glazing
- 6- Twin ornate verandah posts



**Figure 25. External View of No.262 Hannan Street**

The front façade is characterised by an unusual, curved verandah roof that resembles a flattened/elliptical arch, oriented lengthways, and supported on twin ornate verandah posts. The shopfront has a re-entrant door with a tiled threshold and is painted timber with a bullnosed sill and transom above the door forming highlight windows. Original tuck-pointed brickwork is painted but still evident.

The original timber framed glazed shopfront is still intact. Signage is installed to the front fascia panel of the verandah, suspended underneath, and above the shopfront.



**Figure 26. Internal View of No.262 Hannan Street**

The main retail space retains its pressed metal ceilings and ornate cornices. The internal rendered masonry walls include the expressed piers and simple beam mouldings. The original flooring has been replaced with a concrete slab overlaid with timber-look sheet vinyl. The interior fit-out is of little significance.

### No. 264-266 Hannan Street (1900)

No. 264-266 Hannan Street comprises a single-storey premises constructed with masonry parapet walls, a gable zincalume roof and shopfront façade that is clad with horizontal profiled timber weatherboards. Neither the shopfront or parapet are original fabric, nor accurately represent the original proportions and classical details that once characterised the masonry façade. The interior of No. 266 comprises a large shopfront area like No. 264, but with a number of smaller rooms to the rear that are accessible from the semi-enclosed rear walkway. The rear elevation of the building was significantly modified in the 1980s.



**Figure 27. 264 - 266 Hannan Street detail**

- 1- Reconstructed timber-framed parapet
- 2- Reconstructed timber framed bullnosed Verandah
- 3- Reconstructed timber framed shopfront
- 4- Reconstructed glazing





**Figure 28. External View No.264 Hannan Street**

The two separate tenancies have matching mirrored re-entrant shopfronts with simple timber-framed glazed windows and timber-framed and panelled doors that are accessed via a concrete ramped threshold. The shopfront is not original fabric.



**Figure 29. Internal View No.264 Hannan Street**

The interior of No. 264 retains original rendered masonry walls. The original pressed metal ceilings with recessed skylights, including original timber lined reveals, remain intact. The rear spaces retain painted masonry walls, ceilings lined with corrugated mini-orb and a number of early/original timber-framed doors and sash windows. The original masonry fireplaces in two back rooms of 264 have been retained insitu, albeit are sealed over with lining.

**No. 268 Hannan Street (1905-06; 1937; 1980s)**

No. 268 Hannan Street comprises a single-storey commercial building with brick parapet walls, gable zincalume roof, a timber-framed shopfront and parapet to the front façade. Internally, the tenancy is divided into three main areas. The shopfront is not original, and it is unknown whether its configuration matches the original, which appears to have been modified multiple times over the years. There is evidence of modification of the original masonry parapet wall at the rear and an extension c 1980s.



**Figure 30. 268 Hannan Street detail**

- 1- Reconstructed parapet
- 2- Reconstructed steel-framed skillion verandah square steel posts that conceal downpipes within, supporting a deep verandah beam
- 3- Intrusive signage
- 4- Reconstructed timber framed shopfront



**Figure 31. External View of No.268 Hannan Street**

The shopfront has a tiled finish with modern bifold doors and a re-entrant doorway setback from the footpath, with a tiled threshold. Highlight windows are located above the transom and run the full extent of the bifolds and the main entry door.



**Figure 32. Internal View of No.268 Hannan Street**

The walls are plastered brick and painted brick, with engaged piers evident particularly to the outer parapet walls. The ceilings are a mixture of mini-orb corrugated iron and flush plasterboard. There are two recessed skylights in the front area, which are also lined with mini-orb. The back Function room retains some early/original timber framed windows and doors. The current interior fitout is of little significance.

### **No. 270 Hannan Street (1901)**

No. 270 Hannan Street comprises a single-storey commercial building constructed in the Federation Free Style, with masonry parapet walls, engaged piers, hipped zincalume roof.



**Figure 33. 270 Hannan Street detail**

- 1- Original rendered brick parapet with simple classical entablature and mouldings to the skyline.
- 2- Reconstructed timber framed verandah with simple square steel posts, concealed downpipes, and a supporting deep verandah beam
- 3- Reconstructed glazing
- 4- Original brickwork
- 5- Reconstructed plinth
- 6- Original timber framed shopfront



**Figure 34. External View of No.270 Hannan Street**

The shopfront comprises a central re-entrant doorway flanked on either side by timber-framed display windows that have tiled masonry lower walls, a bullnosed sill and painted metal corner posts. The entry door is a timber-panelled and glazed door with glazed toplight above, and a tiled threshold. There is a rendered masonry lintel above the shopfront, which continues above as the parapet. Signage panels have been installed to the front fascia of the verandah, and suspended underneath also, above the entry door to the tenancy.



**Figure 35. Internal View of No.270 Hannan Street**

The interior is characterised by its rendered masonry walls with engaged piers, ornate pressed metal ceilings and ornate cornices as well as a central clerestory skylight that is lined with pressed metal and features small timber-framed windows to its upper perimeter. The interior is of high significance.

### **272-280 Hannan Street – City Markets (RHP) (1901; 1916; 1976)**

Constructed in 1901 in the Federation Anglo Dutch Style, the *City Market* building has four shops on the Hannan Street frontage, with an arched entrance in the centre leading to the undercover marketplace within. The building is of single-storey construction in a courtyard plan, with a central steel truss and iron hipped roof creating a large span central volume with the twin turrets that face Hannan Street. The building can be divided into three parts; the triple-arched entry with shops on either side, the central courtyard and the former Sale yards at the rear (1916) which extends the floor plan with a separate hipped corrugated iron roof. *City Markets* is characterised by its large volume central courtyard space, with shop tenancies added in 1976. The original four Market shopfronts that face Hannan Street retain much of their original fabric and spatial proportions, with rendered and painted masonry walls, high ceilings (although now lined with plasterboard and

suspended acoustic tiles) and timber-framed glazed shopfronts. Refer to Conservation Plan for more detailed description of the physical features<sup>39</sup>



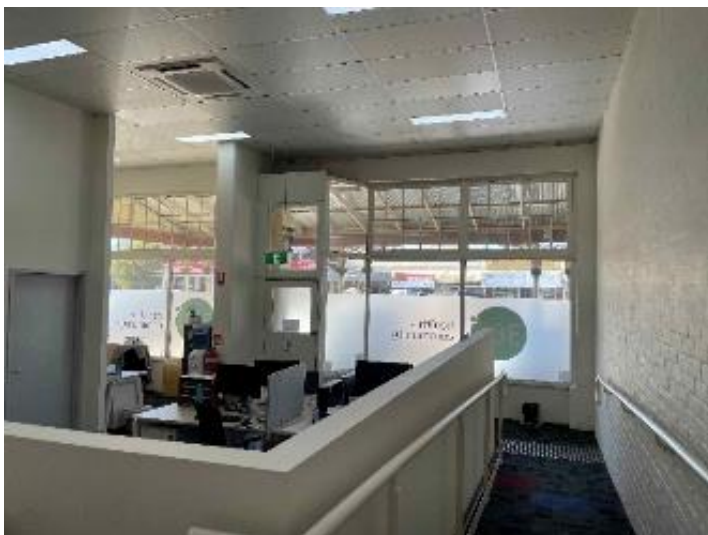
**Figure 36. 272 - 280 Hannan Street detail – City Market**

- 1- Original turrets
- 2- Original parapet
- 3- Original cast iron verandah posts with cast iron decorations
- 4- Reconstructed window door and glazing
- 5- Original timber framed shop fronts
- 6- Original plinths
- 7- Original brick face, arches and entry gates
- 8- Original plinths
- 9- Original timer framed shop fronts
- 10- Reconstructed glazing
- 11- Original Mansard style roof



**Figure 37. Internal View of No.272-280 Hannan Street, Tenancy 1**

Tenancy 1 features original arched, timber-framed glazing, as well as a matching original arched, timber framed glazed door that, pre the dividing masonry walls being removed, would have been the main access to the internal courtyard from the Tenancy.



**Figure 38. Internal View of No.272-280 Hannan Street, Tenancy 7**

Tenancy 7, one of the original four shopfronts that face Hannan Street, retains much of its original fabric and spatial proportions, with rendered and painted masonry walls, high ceilings, although now lined with plasterboard and suspended acoustic tiles, and timber-framed glazed shopfronts. The shopfront in Tenancy 7 features original ornate pressed metal cladding on the transom above the timber framed shopfront glazing

<sup>39</sup> Goldfields Architects. 2007. *Heritage Assessment and Conservation Plan. The Endowment Block*. Prepared for City of Kagoorlie-Boulder.



**Figure 39. Internal View of No.272-280 Hannan Street, Former Sales Yards**

The former Sale yards at the rear, c 1916, which extends the floor plan with a separate hipped corrugated iron roof, was enclosed to form two separate tenancies and a central rear extension of the main internal arcade. This structure has a 1980s store room under a lean-to skillion roof that also abuts the rear of No. 282 Hannan Street. Evidence of the original fabric remains, such as the original barred windows and ornate cornices, as well as expressed masonry columns that have been rendered and painted.

### **No. 282-284 Hannan Street (c 1902)**

No. 282-284 is located in the west centre of *Endowment Block, Kalgoorlie* immediately adjacent to *City Markets* building on its east, and No. 286 to the west. The building is single-storey and constructed from brick parapet walls with engaged piers and a twin gable zincalume roof concealed behind a stud-framed parapet wall. The rear elevation of the building consists of a rendered brick twin gable façade that abuts (and is partly obscured by) the storeroom structure to the rear of *City Markets* (No. 272-280). There is a small skillion-roof porch positioned over the backdoor on the westernmost gable, which comprises a pair of flush panel doors.



**Figure 40. 282 - 284 Hannan Street detail**

- 1- Reconstructed timber-framed interpretation parapet
- 2- Reconstructed simple steel and timber-framed bull-nosed verandah
- 3- Reconstructed shopfront
- 4- Original brick piers



**Figure 41. External View of No.282-284 Hannan Street**

The building originally accommodated two side-by-side tenancies, still evident with two re-entrant entry doors either side of a central timber-framed shopfront with multi-pane highlight windows set above the display window. Ornate timber laticework frames each doorway. The doorways comprise a pair of timber-framed panelled and glazed doors, setback from the footpath edge with a ramped threshold. Signage panels installed on brackets across the front fascia.



**Figure 42. Internal View of No.282-284 Hannan Street**

Internally, the building comprises one large volume for the front retail space, and the back-of-house area. Side-by-side tenancies are evident through the central internal alignment of timber columns that support the central box gutter. The outer perimeter walls are mostly clad over to match the newer internal walls. Original pressed metal ceiling is evident. The ceiling includes several original recessed skylights with lined reveals and some modern diffusers installed. The internal concrete floors have carpet floor coverings. The existing interior fitout is of little significance.

### **No. 286 Hannan Street (1905; 1910; 1980s)**

No. 286 Hannan Street is located in the west centre of *Endowment Block, Kalgoorlie* and comprises a single-storey commercial building, with a gable zincalume roof. The rear elevation comprises a single-storey painted brick façade with a hipped roof and a single flush-panel door through to St Barbara's laneway at the rear. Internally the premises comprises a single volume with a small room added to the back of the tenancy.



**Figure 43. 286 Hannan Street detail**

- 1- Reconstructed common brick parapet with stud-framed parapet wall.
- 2- Reconstructed timber framed verandah
- 3- Intrusive signage
- 4- Reconstructed shopfront
- 5- Original brick piers



**Figure 44. External View of No.286 Hannan Street**

The shopfront is clad in horizontal profiled timber weatherboards and includes a timber-framed display window and a re-entrant door setback from the footpath with a ramped concrete threshold. The shopfront façade and parapet date from the refurbishment works undertaken in the 1980s and are similar in style to other replacement shopfronts





**Figure 45. Internal View of No.286 Hannan Street**

The internal walls are typically rendered and painted masonry walls with engaged piers on the west wall. The floors are concrete with timber-look vinyl floor covering. The ceilings are lined with painted corrugated mini-orb, and there are two recessed skylights in the ceiling, although one has been fitted with a diffuser and the other has been sealed up with a sheet of ply. There are simple plaster covered cornices and timber trim to the skirting. The existing interior fitout is of little significance.

### **No. 288 Hannan Street (1905)**

No. 288 Hannan Street is located in the west centre of *Endowment Block, Kalgoorlie* and comprises a single-storey commercial building. The single-story building comprises of common brick parapet walls, to the east and west, with a hipped zincalume roof concealed behind a masonry parapet to the front façade, and a skillion roof to the rear, where an extension from 1974 was added.



**Figure 46. 288 Hannan Street detail**

- 1- Reconstructed masonry parapet
- 2- Reconstructed steel and timber-framed skillion verandah
- 3- Signage reflects original design intent
- 4- Original timber framed shopfront
- 5- Original brick piers
- 6- Reconstructed glazing and door



**Figure 47. External View of No.288 Hannan Street**

The shopfront is timber-framed with a corner turned post and horizontal profiled timber weatherboard cladding. The re-entrant doorway is setback from the footpath and comprises a timber-panelled and glazed door with ramped concrete threshold. The door has a glazed toplight above the transom. There is also a signage panel suspended from the verandah over the entry door.



**Figure 48. Internal View of No.288 Hannan Street**

Internally the premises comprises a main retail space with rendered masonry walls, with two engaged piers expressed, and flush plasterboard ceilings throughout. The concrete floor has carpet floor covering, except in the rear area, where the flooring is vinyl.

### **No. 290 Hannan Street (1905; 1980s)**

No. 290 Hannan Street is located in the west centre of *Endowment Block, Kalgoorlie* and comprises a single-storey masonry building first constructed in the Federation Free Style with brick parapet walls featuring engaged piers, and a gable zincalume roof concealed behind a front parapet. There are a number of timber-framed windows evident from the rear laneway. The back storeroom is face-brick at the side and end gable walls with a skillion lean-to roof. These are part of the early/original fabric. The back door is a double flush panel clad with pressed metal.



**Figure 49. 290 Hannan Street detail**

- 1- Reconstructed 1980s parapet stud-framed parapet wall featuring a central gable end with flat parapet sections either side and piers supporting globe finials
- 2- Reconstructed 1980s steel and timber-framed skillion verandah with three regularly spaced posts
- 3- Intrusive signage
- 4- Reconstructed shopfront



**Figure 50. External View of No.290 Hannan Street**

The shopfront is symmetrical with a central re-entrant doorway flanked by display windows. The shopfront is stud-framed with horizontal profiled timber weatherboard cladding and timber-framed windows. The entry doors comprise timber-panelled and glazed doors with a glazed toplight above the transom and a concrete ramped threshold. A large signage panel is installed on brackets across the fascia of the verandah.



**Figure 51. Internal View of No.290 Hannan Street**

A large, raised clerestory window feature in the centre, lined with pressed metal and featuring timber-framed windows to the east and west sides, is a significant feature of the original fabric. The interior retains many of its original features and finishes including painted hardwall plaster arches between piers, ornate pressed metal cornices, and a canted ceiling form lined with pressed metal. The concrete floor is covered with timber-look vinyl and tiles. The existing interior fitout is of little significance.

### **No. 292 Hannan Street (1906; 1980s)**

No. 292 is located in the west centre of *Endowment Block, Kalgoorlie* and shares common parapet walls with No. 290 to the east and No. 294-296 to the west. The building is single storey with brick walls, engaged piers, with a stud framed shopfront. The roof is gabled zincalume concealed behind a front parapet.



**Figure 52. 292 Hannan Street detail**

- 1-Reconstructed stud framed parapet
- 2-Reconstructed steel and timber-framed skillion verandah with four square columns and a central arched signage banner to the fascia.
- 3-Signage reflects original design intent
- 4-Reconstructed timber framed shopfront, plinth, glazing & door



**Figure 53. External View of No.292 Hannan Street**

The shopfront has a symmetrical arrangement, with a central re-entrant doorway flanked by timber-framed shopfront windows. The entry doors are timber-framed and glazed, with a ramped and tiled threshold. A multi-pane toplight extends across the shopfront windows and doors above the transom. The external shopfront walls are clad with vertical painted timber lining boards.



**Figure 54. Internal View of No.292 Hannan Street**

Internally, No. 292 is characterised by its rendered brick walls with engaged piers and its high ceiling that features a central recessed clerestory, all lined with pressed metal. The concrete floor has vinyl and carpet floor coverings. There is a mezzanine level to the rear.



**Figure 55. External View of No.292 Hannan Street**

The rear elevation consists of rendered masonry gable walls facing the rear laneway, with a small, fixed window to the upper gable wall. There is a modern curved-roof walkway and the rear also includes a number of ancillary structures including a face-brick toilet and store (1983-86) attached to the rear of the tenancy.

## No 294-296 Hannan Street (1906)

The shops at 294-296 Hannan Street share a façade, a gable roof and a front verandah, but are subdivided internally with brick pier dividing walls between the two tenancies. The original architectural style of the building was Federation Free Classical.

The shopfront to No. 294 has two concrete entry columns positioned either side of the door, with aluminium-framed windows positioned either side that extend from ground level up to transom height. The area above the transom is infilled with cladding and includes a large signage panel.

The shopfront to No. 296 is more traditional, with the centrally positioned re-entrant doorway flanked either side by timber-framed glazed shopfront windows. The shopfront walls are clad with horizontal profiled timber weatherboards. The entry door is timber-panelled and glazed, with a glazed transom window above and a tiled threshold.



**Figure 56. 294 - 296 Hannan Street detail**

- 1- Original rendered and decorative brick parapet with central triangular pediment with pilasters decorated in filigree plaster garland motifs.
- 2- Reconstructed steel and timber-framed bull-nosed verandah with curved valances and decorative infill panels
- 3- Signage reflects original design intent
- 4- Reconstructed verandah posts using part original material
- 5- Reconstructed timber framed shopfront, plinth, glazing & door.



**Figure 57. External View of No.294 Hannan Street**

The rear elevation of No. 294-296 Hannan Street retains the original large face-brick gable wall with vertically proportioned timber-framed sash window and door (to No. 294) as well as the more recent extension which is also face-brick with zincalume gable roof and concrete block infill to the north elevation. The original back (north) wall is still intact, although now part of the interior, and retains its timber-framed four-panel door with glazed toplight above, and timber-framed sash windows on either side.



**Figure 58. Internal View of No.296 Hannan Street**

No. 296 has a more authentic interior, with plastered masonry walls. A large original clerestory ceiling feature, fully lined with pressed metal and featuring exposed timber beams, is of high significance.

### **No. 298 Hannan Street (1906; 1980s)**

No. 298 Hannan Street is located at the west centre of *Endowment Block, Kalgoorlie* and shares common parapet walls with No. 296 to the east, and the two-storey building at No. 300 to the west. The building is single-storey and has masonry parapet walls and a zincalume gable roof. The exterior elevation facing St Barbara's laneway comprises a single-storey gable wall clad on its north face with corrugated iron, and with face-brick parapet walls to the east and west facades. The original architectural style of the exterior is no longer evident.



**Figure 59. 298 Hannan Street detail**

- 1- Reconstructed stud-frame parapet, an interpretation of the original masonry parapet and has a semi-circular central fascia with timber moulding and clad with ply.
- 2- Reconstructed timber framed bullnosed verandah
- 3- Reconstructed timber framed shopfront



**Figure 60. Internal View of No.298 Hannan Street**  
Internally, No. 298 comprises a large retail space with rendered and painted masonry walls. The entry doors are timber-framed and glazed, with a ramped and tiled threshold.

### **No. 300 Hannan Street (1909; 1974; 1980s)**

No. 300 is located at the western end of *Endowment Block, Kalgoorlie* and is one of only three double-storey buildings within the precinct (including No. 260). The place is of cavity brick construction and has a zincalume hipped roof. The ground floor fabric (particularly the shopfront and also the verandah/balcony) dates from the 1980s.



**Figure 61. 300 Hannan Street detail**

- 1- Original rendered masonry parapet, decorative ornate moulding to the triangular pediment, which also includes a central roof vent, and moulded cappings
- 2- Original upper level brickwork, doors & facade
- 3- Reconstructed balcony and steel and timber-framed bull-nosed verandah that features ornate reproduction lacework
- 4- Reconstructed shopfront, plinth, glazing & door





**Figure 62. Internal View of No.300 Hannan Street**

The ground floor tenancy comprises a large single retail space with stud-frame partition walls throughout. An original masonry arch is still evident. Overall, the ground floor does not reveal much of the original fabric or finishes and the existing interior fitout is of little significance.



**Figure 63. Internal View of No.300 Hannan Street**

Upstairs is accessed via a timber-framed stair on the west side of the building (added 1980s). Three timber-framed doors with glazed panels provide access out onto the first-floor balcony, which has a timber floor and timber-framed bullnosed roof. The interior fitout of the upstairs tenancy has little significance.



**Figure 64. External View of No.300 Hannan Street**

The rear elevation is single storey only, with painted brick walls that feature two timber-framed windows and a double-door providing access to the ground floor tenancy. There is a single-storey skillion verandah across the north façade, which is timber-framed and has a zincalume roof.

### No. 304 Hannan Street (c 1902; 1980s; 2000; 2002)

No. 304 is located in the western end and comprises a single-storey building with masonry parapet walls that have engaged piers to the sides and rear walls, with a gable zincalume roof that is concealed at both ends by a parapet wall. The front façade includes a simple steel and timber-framed skillion verandah, dating from c 1980s, that has a signage panel mounted on its fascia and extends across the facades of 304, 308, 312 and 314 Hannan St. The shopfront matches that of other replacement shopfronts in the precinct, including No. 296 and No. 298.



**Figure 65. 304 Hannan Street detail**

- 1- Conjectural reconstructed parapet stud framed interpretation of the original masonry façade
- 2- Reconstructed timber framed verandah
- 3- Signage reflects original design intent
- 4- Reconstructed shopfront, plinth, glazing & door



**Figure 66. External View of No.304 Hannan Street**

The shopfront has a symmetrical arrangement, with a central re-entrant doorway flanked by timber-framed shopfront windows. The entry doors are timber-framed and glazed, with a ramped and tiled threshold. A multi-pane toplight extends across the shopfront windows and doors above the transom. The external shopfront walls are clad with vertical painted timber lining boards. Signage panels are suspended from the underside of the verandah and positioned over the entry door.



**Figure 67. Internal View of No.304 Hannan Street**

The interior expresses very little of the original finishes or features. All the internal walls have been lined with partition linings, the ceilings are suspended acoustic tile and the floors are timber-look vinyl.

**No. 308 Hannan Street (1902; 1980s; 2003)**

No. 308 Hannan Street is located in the western end of *Endowment Block, Kalgoorlie* and comprises a single-storey building with masonry parapet walls and a zincalume gable roof concealed behind a front and rear parapet. The back parapet wall is a face-brick gable wall which includes a bullnosed verandah that has been fully infilled with lightweight cladding materials, fabric dating from c 1980s. The original shopfront is no longer extant and the current shopfront matches that of other replacement shopfronts in the precinct, including No. 296 and No. 298. The original architectural style of the building is no longer extant.



**Figure 68. 308 Hannan Street detail**

- 1- Conjectural reconstructed stud-framed interpretation of the original masonry parapet
- 2- Reconstructed 1980s simple steel and timber-framed skillion verandah
- 3- Signage reflects original design intent
- 4- Reconstructed shopfront, plinth, glazing & door



**Figure 69. External View of No.308 Hannan Street**

The shopfront has a symmetrical arrangement, with a central re-entrant doorway flanked by timber-framed shopfront windows. The entry doors are timber-framed and glazed, with a ramped and tiled threshold. A multi-pane toplight extends across the shopfront windows and doors above the transom. The external shopfront walls are clad with painted fibre cement with timber mouldings as well as painted vertical timber lining boards. Signage panels are suspended from the underside of the verandah and positioned over the entry door.



**Figure 70. Internal View of No.308 Hannan Street**

Internally the original finishes of the building are no longer evident. All the internal walls are lined with plasterboard, the ceilings are suspended acoustic tile and the concrete floors are covered with timber-look vinyl. The existing interior fitout is of little significance.

### **No. 312 Hannan Street (1904; 1980s; 1990s)**

No. 312 Hannan Street is located in the western end of *Endowment Block, Kalgoorlie* and comprises a single-storey building with masonry parapet walls and a zincalume gable roof concealed behind a front and rear parapet. The back parapet wall is a face-brick gable wall which includes a bullnosed verandah that has been fully infilled with lightweight cladding materials with fabric dating from c 1980s. The front façade includes a signage panel mounted on its fascia and extends across the facades of 304, 308, 312 and 314 Hannan St. The entire front façade dates from c. 1980s and the original architectural style of the building is no longer extant.



**Figure 71. 312 Hannan Street detail**

- 1- Conjectural reconstructed 1980s stud-framed simple rectilinear parapet
- 2- Reconstructed simple steel and timber-framed skillion verandah
- 3- Signage reflects original design intent
- 4- Reconstructed shopfront, plinth, glazing & door



**Figure 72. External View of No.312 Hannan Street**

The shopfront has a re-entrant doorway with timber-framed shopfront windows, The entry door is timber-framed and glazed entry door, with a ramped and tiled threshold. The external shopfront walls are clad with horizontal profiled painted timber weatherboards.



**Figure 73. Internal View of No.312 Hannan Street**  
 Interior comprises hardwall plaster masonry walls, concrete floors with vinyl and tile floor coverings and ceilings comprise suspended acoustic tiles and plasterboard. The tenancy is divided into three main spaces. The existing interior fitout is of little significance.



**Figure 74. External View of No.312 Hannan Street**  
 The external verandah/courtyard opens out onto St Barbara's laneway, is fully enclosed, and used for storage.

**No. 314 Hannan Street (1906; 1930s; 1989)**

No. 314 is located on the west end of *Endowment Block, Kalgoorlie* and is positioned immediately adjacent to No. 312, to the east, and the *Kalgoorlie Town Hall* (to the west), where a common alleyway is located. The place comprises a single-storey building constructed with brick walls that have engaged piers at the sides and rear, with a gable zincalume roof. The front façade has a signage panel mounted on its fascia and extends across the facades of 304, 308, 312 and 314 Hannan St.



**Figure 75. 314 Hannan Street detail**

- 1- Conjectural reconstructed plain stud-framed parapet
- 2- Reconstructed 1980s simple steel and timber-framed skillion verandah
- 3- Signage reflects original design intent
- 4- Reconstructed shopfront, plinth, glazing & door



**Figure 76. External View of No.260 Hannan Street**

The shopfront has a re-entrant doorway and timber-framed shopfront windows. The entry door is timber-framed and glazed, with a ramped and tiled threshold. The external shopfront walls are clad with tiles and vertical painted timber lining boards.



**Figure 77. Internal View of No.260 Hannan Street**

The original interior finishes are no longer evident, with all internal walls covered in plasterboard lining, concrete floors are covered in vinyl and carpet, and ceilings comprise suspended acoustic tiles. The existing interior fitout is of little significance



**Figure 78. External View of No.260 Hannan Street**

The rear façade comprises a painted brick gable wall with fibrecement infill to the upper gable wall and a timber-framed door and window arrangement, currently protected by full height security screens. The rear façade also includes a timber-framed bullnosed verandah, with turned timber posts and a concrete floor that directly faces St Barbara's laneway. The majority of the west elevation facing the alleyway, and a portion of the east elevation is unpainted face-brick.

### **No. 316 Hannan St, Kalgoorlie Town Hall & Council Chambers**

The *Kalgoorlie Town Hall & Council Chambers* forms the western edge of *Endowment Block, Kalgoorlie* and represents the main civic building of the town. It comprises a complex two-storey rendered brick building with a metal roof. It features two entrances from Hannan Street, one providing access to the lobby and auditorium, the other to the administrative areas of the Council, and a secondary access on Wilson Street. The Wilson St elevation is less lavishly detailed than the main façade, but together they present a significant and elegant landmark at the corner of Kalgoorlie's central business district. (Refer to Conservation Plan for more detailed description of the physical features).



**Figure 79. 316 Hannan Street detail**

- 1- Decorative pediment
- 2- Original masonry rendered parapet
- 3- Classical style decorative motif
- 4- Pediment with Coat of Arms
- 5- Original iron decoration with classical articulation & keystone at apex
- 6- Ashlar markings
- 7- Rendered masonry façade with classical detail to stucco decoration





**Figure 80. Internal View of No.316 Hannan Street**

The main entrance facade is a dominant element with a semicircular entrance at ground floor level, classical articulation and a keystone at the apex.

### ***Outbuildings and other elements***

The site of *Endowment Block, Kalgoorlie*, includes a number of other ancillary structures located in St Barbara's Square, including landscape elements being constructed such as retaining walls, playground, water feature and soft landscaping (new and existing trees and plantings). These elements do not have cultural heritage significance.



**Figure 81. External View of St Barbara's Laneway**

St Barbara's Laneway is currently undergoing refurbishment, with new paving, planting beds and landscaping features. Several significant existing trees have been retained.

### Archaeological Potential

The original timber, iron and hessian structures along *Endowment Block, Kalgoorlie* were replaced between 1898 and 1908 by the existing brick buildings. Further research may investigate the low to moderate potential for archaeological deposits and features associated with earlier built structures to remain within the precinct, which has the potential to provide information on the early development of Kalgoorlie. While considerable disturbance is likely to have occurred across the majority of the area, any archaeological elements associated with this phase of the town would be of considerable archaeological interest.

## 12.3 CONDITION



**Figure 82. Interior view of No. 290**

Loss of plaster render which appears to relate to historical rising damp. Evidence of chemical DPC injection to lower wall.



**Figure 83. Detail view of No. 290**  
 Damaged section of plaster render. It is unclear if this relates to historic rising damp or localised impact damage.

*Endowment Block, Kalgoorlie* comprises the following individual buildings, all of which have variable condition, and are summarised as follows:

*Endowment Block, Kalgoorlie* is generally considered to be in good condition. There is some evidence of rising damp in No. 290 Hannan Street, but most premises are well maintained and well presented.

**Good Condition**

- |                   |                              |
|-------------------|------------------------------|
| 250-252 Hannan St | 288 Hannan St                |
| 260 Hannan St     | 292 Hannan St                |
| 262 Hannan St     | 294-296 Hannan St            |
| 264-266 Hannan St | 300 Hannan St                |
| 268 Hannan St     | 304 Hannan St                |
| 270 Hannan St     | 308 Hannan St                |
| 272-280 Hannan St | 312 Hannan St                |
| 282-284 Hannan St | 314 Hannan St                |
| 286 Hannan St     | 316 Hannan St, Kalgoorlie    |
|                   | Town Hall & Council Chambers |

### **Fair/Good Condition**

254-258 Hannan St

290 Hannan St

## **12. 4 COMPARATIVE INFORMATION**

*Endowment Block, Kalgoorlie* is unique as an intact streetscape of commercial buildings constructed by the lessees of the sites rather than the owners and one which has been continuously owned and managed by a local government authority.

### **Streetscape Precincts**

Comparable examples to *Endowment Block, Kalgoorlie* are included below, although they are as smaller precincts of commercial buildings arranged in a linear row with the same scale and streetscape value as the examples included above.

**P14922 *Stirling Terrace Precinct, Albany*** (RHP)—comprises a continuous streetscape of Victorian and Federation-era commercial buildings located along the original main street of Albany and overlooking Princess Royal Harbour. The place is associated with the growth of Albany as a regional centre for shipping and agriculture. It comprises the northern and southern sides of Stirling Terrace between Spencer and Collie Streets and includes the Albany Court House (1898) situated at the north-western corner of Collie Street. The street has a segmented crescent plan form and intersects with York Street, which is now Albany's principal commercial street. Buildings on the street date predominantly from 1867 to 1915 and feature the stylistic characteristics of the Victorian and Federation periods of architecture. Buildings are predominantly two-storey along Stirling Terrace, as opposed to *Endowment Block, Kalgoorlie* that is primarily single-storey. The precinct has a similar scale and streetscape value, and the individual places have similar levels of authenticity and integrity. In both examples many of the ground floor shopfronts have been modified over time, as retail practices have changed, but the upper stories, roof forms and side parapet walls are primarily intact. Similarly, many of the original timber-framed verandahs and balconies from *Endowment Block, Kalgoorlie* and *Stirling Terrace Precinct, Albany* have been replaced and/or reconstructed over the last 20-40 years. The architectural styles exhibited at *Stirling Terrace Precinct, Albany* are more expressive and commanding than those of *Endowment Block, Kalgoorlie* due to loss of original parapets and classical detailing.



**Figure 84. Stirling Terrace Heritage Precinct**

Predominantly two-storey commercial buildings from Victorian and Federation eras. Photo, H+H Architects

**P0542 Throssell Street Precinct, Collie (RHP)** - comprising an almost continuous row of single and two-storey commercial premises dating from the Federation and Interwar periods, associated with the growth of coal mining in Collie. *Throssell Street Precinct* has a mixture of single-storey retail shops with masonry walls, glazed shopfronts, ornate parapet walls (being a mixture of original masonry and reconstructed lightweight parapet walls), with skillion and bull-nosed verandahs (mostly reconstructed in the last decade) overhanging the footpath. The two-storey buildings in the precinct are primarily hotel buildings, characterised by their painted masonry walls, ornate parapets and two-storey timber-framed verandahs. Colliefields Hotel and Crown Hotel were both sympathetically reconstructed in 2021 to match original materials, details and proportion). The precinct is similar in age, scale and streetscape value to *Endowment Block, Kalgoorlie*.



**Figure 85. Throssell Street Precinct**

Showing mixture of one and two-storey commercial buildings as refurbished in 2021. Photo, H+H Architects

### **Municipal Endowment Lands**

Although the practice of granting municipal endowment lands appears to have been relatively common in the late nineteenth century, this practice is largely unrepresented in the State Heritage Register.

- P14465 *Australian Fine China* (RHP) - In 1905, the Municipality of Subiaco purchased part of the University of Western Australia's Endowment lands of which half the land was leased to various industries including Australian

Fine China. This included the area bounded by the Old Lime Kilns, Atkinson Crescent, Bishop Street, Hay Street and the Perth Fremantle Railway Reserve, to be held upon trust solely for the purpose of municipal endowment.

- The Town of Cambridge continues to have endowment lands that are used to generate income. In 1904, under the University Endowment Act, 4,000 acres of land was set aside as an endowment for a future university in Western Australia. In 2010, P13702 *University of Western Australia* (Assessment Program) has 56 hectares of endowment land, part of which is leased to the State government.

There are no places on the Register or in the assessment program that are directly comparable to *Endowment Block, Kalgoorlie*.

### Shopping Precincts

There are 21 places on the Register that are described as shopping complexes, however the majority of these registered places are not comparable in scale and form to *Endowment Block, Kalgoorlie*. The following places, entered in the State Register, are examples of strip shopping precincts constructed in a similar period:

- P0172 Burt Street Precinct, Boulder, (Assessment Program), an intact Victorian streetscape largely developed around 1900, comprising a collection of single-storey shops and commercial premises, two-storey hotels, and government buildings characteristic of a gold rush town.
- P14896 *Whatley Crescent, Maylands* (RHP)—a row of shopfronts constructed 1902–1924 on Whatley Crescent between Eighth and Ninth Avenues, some with attached residences including a former Station Masters House, vacant land, and various rear structures. The row of shopfronts is highly intact, retaining masonry parapets and pediments and fine stucco decoration, glass work, tiled thresholds and re-entrant doors. There is a high degree of visual cohesion resulting from similarities of scale, proportion and style.

### Market Buildings

*Endowment Block, Kalgoorlie* was developed to encourage ongoing commercial growth and business activity in the central business district of Kalgoorlie, as well as encouraging provision of fresh foodstuffs to local residents, since the 1890s. Although market buildings were built in several towns in Western Australia, few have survived and continued to be used for their original purpose, the most notable being P1006 *Fremantle Markets* and P1297 *City Markets, Kalgoorlie*. There are eleven Market Buildings in the Historic Heritage Database, four of which are on the Register, including;

- P01297 *City Markets* (RHP) - constructed in 1901, it is a rare example of an architecturally designed market building owned and operated by the city council and forms part of *Endowment Block, Kalgoorlie*.
- P1006 *Fremantle Markets* (RHP) – constructed in 1898 it has a simple and robust tuck pointed red brick Federation Romanesque style facade. Turreted pediments provide a vertical emphasis to the entrances, in a strongly horizontal building. Shops line the perimeter of the markets, with

entrances from both the street and the markets. Public entry to the internal market is through ornate stone arches with decorative banding of red brick and cream stucco. Each entrance has a slightly different design motif. The place still functions as a market in 2023.

### **Conclusion**

The above indicates that *Endowment Block, Kalgoorlie* is a rare surviving example of a place comprising multiple elements related to the civic, social and cultural centre of Kalgoorlie. It illustrates the unique history of its formation as a streetscape of commercial buildings constructed by the lessees of the sites rather than the owners, on municipal endowment land that has remained within one ownership and had continuous use for retail/commercial purposes.

### **12.5 KEY REFERENCES**

See footnotes.

### **12.6 FURTHER RESEARCH**

Further research may reveal additional information about other endowment lands within Australia that still have all buildings intact.