



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

11.1 AESTHETIC VALUE *

16 South Terrace has aesthetic value for the remnant random rubble limestone walling with brick quoin work that contributes to the charm of the building and is typical of the construction practices of that early period. (Criterion 1.1)

16 South Terrace makes a positive contribution to South Terrace, which is a vital part of Fremantle's West End. Its presence in the street enhances the visual character of South Terrace, a streetscape comprised of buildings in the Victorian and Free Classical and Federation Filigree styles. (Criterion 1.4)

Other buildings in South Terrace which have aesthetic and historic associations with *16 South Terrace* include *Fremantle Technical College Annexe* (1877; c.1910), *Matildas* (from c.1890), *Evan Davies Building* (1899), *Westpac Bank Building* (1899), *Manning Buildings* (1902), *Sail & Anchor Hotel* (1903), *Dalkeith Opera House (fmr)* (1904), *The Newport Hotel* and *The Norfolk Hotel*. (Criterion 1.4)

11.2. HISTORIC VALUE

16 South Terrace is a typical commercial building constructed prior to the goldrush building boom. The place's significance arises from the inclusion of quarters, which are still clearly visible within the ground floor space. The shop and quarters illustrate the nature of the occupation of the area at the time. (Criterion 2.1)

As one of the oldest buildings located within the West End Conservation Area, *16 South Terrace* represents the period of history in Fremantle between the introduction of convict labour and the goldrush development boom. The addition of a facade during the later goldrush period is significant as an indication of the changing nature of the town - from

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

simple Georgian forms to the more decorative Free Classical style. (Criterion 2.2)

16 South Terrace has associations with William Ernest Wray, Mayor of Fremantle during World War One. The shop was occupied by Wray, then a grocer, in 1890. It was owned by Wray's mother from 1894 to 1921 and then by Wray himself until his death in 1928. As such, the building is associated with a man who began as a grocer and became one of the town's most prominent citizens. The name is familiar today as Wray Avenue, which was named in the early 1920s after the former mayor. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

As one of the oldest buildings located within the West End Conservation Area, and central to the popular 'cafe strip' of Fremantle, *16 South Terrace* contributes to the community's sense of place. The emergence of street culture in Australia has changed eating habits, a trend which has enhanced the nature of street character and usage. This is reflected in South Terrace, with its busy outdoor cafes and public artworks. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

16 South Terrace has rarity value as it is believed to be one of a few single-storey shops remaining in the West End from the pre-gold boom period. Other buildings identified as purpose-built shops, although not necessarily single-storey, that are extant are *2 Shops and Residence Above* (c. 1890s) at 16-18 Wray Avenue, and *Matilda's* (c. 1890) a single-storey shop at 78 South Terrace. (Criterion 5.1)

[Rate book searches may identify if these buildings predate the goldrush (c.1892-1893); however, the effects of the goldrush in Coolgardie and Kalgoorlie may not be reflected in the building fabric of Fremantle until the mid 1890s.]

12.2 REPRESENTATIVENESS

16 South Terrace is a representative example of the Victorian Free Classical style with a stuccoed facade featuring a parapet with classical mouldings. (Criterion 6.1)

12.3 CONDITION

16 South Terrace appears to be in sound condition, with minor fire damage to the interior.

12.4 INTEGRITY

Additions to the rear of the site and adaptive re-use of the basement have not diminished the integrity of the original building, but have concealed evidence of the earlier dwellings. Alterations to the facade, including the shopfront and parapet and, alterations to the roof form, have not unduly diminished the form of the original building. The rear exterior spaces have been altered to such a degree that is irreversible, but exterior spaces on the west and east sides of the building are intact. Little evidence remains of the interior walls other than in the floor. *16 South Terrace* has a moderate degree of integrity.

12.5 AUTHENTICITY

The single-storey shop retains its original configuration and parapet form, but the detailing has been altered and some fabric has been replaced, including the roof and shopfront framework. Little fabric from the interior remains other than the limestone walls with brick quoin work. The additions to the rear have had little impact on the appearance of the shop from South Terrace. Entrance to the night-club along the east wall of the shop is treated in a contemporary manner that does not conceal original fabric. *16 South Terrace* has a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence was compiled by Kelly Rippingale, Heritage Architect, and validated by Julia Ball, Professional Historian. The physical evidence has been compiled by Kelly Aris Conservation Architect.

13.1 DOCUMENTARY EVIDENCE

16 South Terrace, Fremantle is located on the eastern side of South Terrace, near the Market Street corner and within the West End Conservation Area. It was constructed c.1886 as a single-storey shop with a basement; it included a dwelling within the original structure. Also on the site were three cottages and various outbuildings that are no longer extant. The building is separated by a right of way from a two-storey structure at 14 South Terrace which dates from 1897. These two buildings were originally located on the same town lot which has since been subdivided. Across the rear of both 14 and *16 South Terrace* is a two-storey structure dating from 1986.

The town of Fremantle was laid out in a plan prepared by John Septimus Roe in 1833.¹ Two major roads were laid at 45 degree angles to the central High Street - these being Cantonment Street and South Terrace. Town Lots around High Street were smaller than those along these roads and Town Lot 226, on which the buildings at 14 and *16 South Terrace* are located, is clearly shown on the 1833 plan. Lot 226 was originally assigned to James McDermott in the 1830s.² By 1842, the town supported two hotels, government buildings, and three or four stores. Most of the houses and hotels were on High Street.³

Development of the port city during the pre-convict era (until 1850) was slow. The first convicts arrived on the *Scindian* on 1 June 1850 following which more substantial public works began to occur - most notably the Fremantle Prison.⁴ The town was described by a Mrs Millett in 1863:

Although considered the chief port of the colony, it is but a small, unpretending town and one which makes but a slight impression upon a newcomer...The town bears somewhat of that untidy, unfinished look inseparable from half-completed streets and unpaved footpaths. There are no continuous rows of shops.⁵

The following period - between 1869 and 1889 - was one of some growth. Fremantle was declared a municipality in March 1871 and the Town Hall was opened in 1888.⁶ Other buildings dating from this time that are still extant include the Old Infants' School on South Terrace (1877) and St Johns Church (1878).

Real growth was not to occur, however, until the 'Roaring Nineties'. Gold was discovered in Coolgardie in 1892, Kalgoorlie in 1893 and Fremantle

¹ Plan included in 'Fremantle Prison Conservation & Future Use - Urban Integration Strategy' Fremantle City Council, Wendy Morris, Building Management Authority, 1991.

² Ogle, Nathaniel *The Colony of Western Australia*, London, James Fraser, 1839 (Facsimile edition St Ives, NSW, John Ferguson Pty Ltd, 1977), Appendix p. xxxiv.

³ J.K. Hitchcock *The History of Fremantle: The Front Gate of Australia 1829-1929*, S H Lamb Printing House, Fremantle 1929, pp. 9-11.

⁴ Ibid p.33.

⁵ Ibid p.46.

⁶ Ibid pp. 55-67.

underwent a massive building boom during the decade of the 1890s - most of which was concentrated in the area now known as the 'West End'.⁷ Hitchcock writes that by the turn of the century, 'the new has almost obliterated the old'.⁸

A file for *16 South Terrace*, Fremantle, which also covers the adjacent two-storey building (1897) at 14 South Terrace, is held at the City of Fremantle's local history collection.⁹ Included in this file is information from a ratebook search for Fremantle Town Lot 226. The following chronology of ownership and use of the site and building has been determined from this search along with title deed information:

- 1852 'Fremantle Building Lot 226' allocated as a crown grant to James MacDermott (24.2.1852).¹⁰
- 1852-1859 Fremantle Town Lot 226 under the ownership of J. McDermott.¹¹
- 1872 Fremantle Town Lot 226 under the ownership of D. Connor.¹²
- 1880-1883 Lot 226 is noted as a vacant allotment.¹³
- 1886 Part Lot 226, a vacant allotment, is owned by Daniel Connor.¹⁴
Part Lot 226 contains a 'shop building' and is owned and occupied by James Doonan, 'storekeeper'.¹⁵

It is assumed, from these records, that the first listing of a building on this site suggests the construction date of that building. Later entries show that this building is the extant *16 South Terrace*. It appears that Lot 226 was divided into two portions c.1886 when two owners are listed. James Doonan retained ownership of the portion of the lot containing the shop building until 1894. In 1897, the building is listed as a 'shop and dwelling'.

Ratebooks from 1887 reveal that South Terrace at this time was sparsely built-up. These include some cottages, many vacant blocks, the shop on Lot 226 and the Infants School at the corner of Norfolk Street (which was constructed in 1877 and is now part of the TAFE complex).¹⁶

In 1890, ratebooks show that William E. Wray, a grocer, occupied the shop and dwelling while 'Douglas & Co.', drapers, occupied a 'shop etc.' on the portion of Lot 226 owned by James Doonan. Ratebooks show ownership of this portion of the property changing in 1894 - the new owner being

⁷ Ibid p.70.

⁸ Ibid p.9.

⁹ City of Fremantle Planning and Development Division Historical File '14-16 South Terrace', City of Fremantle, Local History Collection.

¹⁰ Crown Grant No. 1094, DOLA.

¹¹ Ratebook search in City of Fremantle Planning and Development Division Historical File '14-16 South Terrace', City of Fremantle, Local History Collection.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Included in historical notes as part of a development assessment for 14-16 South Terrace referred back by Council 28.07.97.

Isabella Wray. Title deeds show, however, that Isabella Wray, a widow, obtained this portion of Fremantle Town Lot 226 on 12 February 1896.¹⁷

Fremantle Town Lot 226 was legally subdivided in 1895. Plan 1036 of Fremantle Town Lot 226 was approved on 28 January 1895.¹⁸ It comprises two lots - of 374m² and 701m² respectively, divided by a right of way. The smaller lot is now known as 14 South Terrace and the larger as 16 South Terrace.

The 374m² allotment portion of Lot 226 remained under the ownership of Daniel Connor until 1896 and remained vacant until 1897 when a 'shop and dwelling' are listed in the ratebook entry for that year. In 1896, Arthur E Davies, the lessee of the shop and dwelling at 24 (now 16) South Terrace, is listed as the owner of the vacant portion of this Lot. By 1897, he is the resident of this lot which now contains '1 shop and dwelling'. It is assumed that this refers to the present two-storey building at 14 South Terrace, Fremantle. By 1897, three cottages are occupied by Jane Turner, a widow and the shop and rooms at 24 (16) are leased by AG & FT (?) Knox, merchants.

Ratebooks show that in 1894, the following people occupied the portion of Lot 226 which included the 1886 building:

	OWNER	LESSEE	OCCUPATION	
1894	Isabella Wray	Arthur E Davies	cabinet maker	Shop & Dwelling
	" "	Joseph Wright	Labourer	Cottage in Yard
	" "	Peter Peterson	Labourer	" "
	" "	James Russell	Baker	" "

It appears from this entry that three cottages were constructed in the yard of this portion of Lot 226 c.1894. These cottages are clearly shown on early maps of the city dating from 1897.¹⁹ A title diagram of Fremantle Town Lot 225 shows the adjacent Lot 226 as having a 'stone building' in the north-eastern corner and a 'stone wall' along the mutual boundary.²⁰ It is assumed that the stone building refers to the cottages.

Isabella Wray and her son, William Ernest Wray (then 21 years of age), arrived in Fremantle from Adelaide on 23 December 1885. Both Isabella and William were originally from England and had sailed from London to Adelaide in 1873. Information from private research, held in the City of Fremantle local history collection, states that

Sometime in 1886, the year after their arrival, William took over a shop in Adelaide Terrace, Fremantle, on Lot 329. The previous tenant had been James Healey, a Bootmaker whose name was put in the Rate Book for '86, but then crossed out and the name 'Wray' written above it. The following year saw the type of business change from 'Bootmaker' to 'Bootseller'. As there were rooms attached to the shop, we can assume that William and his mother lived on the premises.

...Mrs Wray had bought half of Lot 226 in South Terrace, Fremantle, for the sum of £650 from the Trustee of the bankrupt James Doonan's estate...In 1892 (William)

¹⁷ Certificate of Title Vol. 429 Folio 165.

¹⁸ Copy held in City of Fremantle Planning and Development Division Historical File '14-16 South Terrace'.

¹⁹ PWD Maps dated 1897, 1898, 1902, 1904, 1910, 1913, 1914 and 1916, held in the City of Fremantle Local History collection.

²⁰ 'Diagram of Fremantle Town Lot 225' Dia. 2849.

became a Town Councillor and in May '94 he entered the Education Department. In that same month, on the 24th, he married Rose Mary Tapper.²¹

William Ernest Wray was mayor of Fremantle during World War One, from 1914 to 1918. His wife's family were prominent early European settlers in Fremantle and she 'had the honour of raising the flag at Foundation Day Ceremonies for several years'.²² Wray committed suicide in 1928. Council minutes from 21 May 1928 show that at this meeting, a resolution of sympathy was moved for a man who

was a citizen of the highest repute, one whose work in this town would be remembered long after he was gone, and one who could be ill spared. In civic matters during the turbulent time of the war Mr. Wray was an outstanding figure in all undertaking that had for their object the relief of the soldiers at the front, and the good of the Empire.²³

At the time of his death, Wray was a member of the Fremantle Municipal Tramways and Electrical Lighting Board. His death certificate records that he 'came to his death as the result of wounds self inflicted & at the time of, & immediately preceding his death, his mind was damaged as the result of ill health'. He was aged 54 years and was survived by his wife and three adult children.²⁴ Wray Avenue, which runs diagonally off South Terrace, was named after the former mayor in the early 1920s.²⁵

On a Metropolitan Sewerage drawing revised to 1916, the c.1886 shop is shown facing South Terrace and is noted as street number 24.²⁶ It covers the area occupied by the extant building on the site, with a narrow passage on one side and a right of way separating it from the building at 18 South Terrace (now 14). The building is noted as 'B' (for brick, but referring to masonry buildings generally) and has a rear verandah with steps down to a yard. There are small outbuildings in the yard and an 'L' shaped brick structure (the three cottages) with verandahs along the rear and one side boundary.

The yard of the building at 24 (now 16) South Terrace is clearly shown in photographs taken from the Town Hall clock tower in 1899 and c.1913.²⁷ These photographs show the gabled roof form of the existing building as well as a skillion-roofed rear section and attached verandah. It clearly shows the verandah floor raised approximately half a level above the ground. The yard appears to be divided into two portions which separate the 'shop & dwelling' from the 'three cottages'.

Between 1894 and 1905, occupants of the buildings on the portion of Lot 226 owned by Isabella Wray included merchants, a widow, a dealer, a cook,

²¹ 'The Tapper Family of Fremantle' from Bob Cook, Midland - Private Research Information held in the City of Fremantle Local History collection.

²² Erikson, Rica *The Bicentennial Dictionary of Western Australians pre-1829-1888* Vol. IV, R-Z, p.3393.

²³ 'Ordinary Meeting - Monday, 21st May, 1928, at 8 p.m. MINUTES' held in the City of Fremantle Local History collection.

²⁴ Ibid.

²⁵ Information from Fremantle City Council Planning Officer 1/10/97.

²⁶ WS, S & DDWA drawing (sheet No. 51) revised to Dec. 1916 held in the City of Fremantle Local History collection.

²⁷ '1899 View of Fremantle from the Town Hall clock tower' and 'c1913 Panoramic view of Fremantle looking west from Town Hall' City of Fremantle Local History Photographic Collection, 1753B and 522A.

a shopkeeper, a hawker and an engineer. Thomas Bowen, an engineer, appears to have leased the entire property by the year 1906-07. By this time, the buildings are recorded as a 'shop, rooms, shed and old cottages'. In the following year, however, only 'shop rooms and shed at back' are listed. This suggests that the cottages were unused after this date. They appear on a photograph dated c.1913, but it has not been determined when they were demolished.²⁸

The c.1886 building was constructed in the period following the introduction of convict labour into the state but prior to the massive building boom of the 1890s. It is possible, however, that the facade of the building was remodelled during the gold boom period. A photograph from 1905 shows the laying of the tram lines in South Terrace.²⁹ A single-storey verandah with a simple skillion roof is clearly shown on this building and it is assumed that any new work to the facade was completed prior to this date.

The occupation of residents is not recorded in ratebooks after 1906-07. Isabella Wray retained ownership of the land until 1921-2 and the 'shop, rooms and shed' were leased by a number of different persons. In the adjacent two-storey building (now 14 South Terrace), the 'Imperial Restaurant' operated from 1906-07 until 1947. At the rear of this property was a boarding house which is clearly visible in archival photographs but was demolished in 1985.

Isabella Wray died in 1921 and on 12 February 1921, ownership of the property was transferred to her son, William Ernest Wray, described as a 'retired civil servant'.³⁰ At this time, the lease is recorded as being for a 'shop' only. William Ernest Wray only retained ownership of the property for a short time. On 19 December 1927, the property was transferred to William Alma Robinson who retained ownership until 19 January 1948.³¹ This transfer occurred prior to Wray's death in 1928. From 1929-30, the property is listed as being leased to two separate tenants - each having a portion of the shop at No. 24 (now 16) South Terrace. From 1938-39, Robinson himself occupied the premises. Street numbering appears to change from this date and the part of Town Lot 226 owned by Robinson contains shops at 16 and at 18 South Terrace.

From January 1948, the premises at 16 and 18 South Terrace were occupied and owned by 'Calcott & Downey'.³² Ratebook records are not extant for the years between 1952 and 1971-72. By 1973-74, the premises are owned by Silvano & Luisa Quirici, Antonio & Vittoria Carmanuti and Vincenzo Fazio. In this record, 'shop' has been crossed out and replaced with 'amusement parlour' which operated at 16/18 South Terrace. Fazio is listed in the following year as the sole owner.

²⁸ 'c1913 Panoramic view of Fremantle looking west from Town Hall' City of Fremantle Local History Photographic Collection, 522A.

²⁹ '25/5/1905 Laying the tramlines in South Tce', City of Fremantle Local History Photographic Collection, 948A.

³⁰ Certificate of Title Vol. 429 Folio 165.

³¹ Ibid.

³² Ibid and Ratebooks.

Title information for the years between 1948 and 1995 has not been viewed. A title from 22 June 1995, shows Vincenzo and Guiseppina Fazio as owners of the south-eastern portion of Fremantle Town Lot 226; the title includes the right of way but is 7.5m shorter in length than that shown on the 1895 diagram.³³

The amusement parlour appears to have occupied *16 South Terrace* from 1973-74 until 1985 when postal records cease. From this time until c.1995, Glifada Shishkebab Bar operated from the premises.

City of Fremantle Records show a proposal to amalgamate 14-16 South Terrace [FTL 226 and part FTL 227] was recommended for approval on 23 August 1984. Both properties are now under the same ownership although they have separate titles;³⁴ In 1985, the lodging house at the rear of no 14 South Terrace was demolished to make way for the restaurant development which was completed in 1986.

This development comprised a double-storey building with separate restaurants on each floor. Access to the ground floor from South Terrace is through the original right of way which has been partially roofed. The skillion-roofed section and rear verandah of the c.1886 *16 South Terrace* is no longer extant as the new development was constructed directly against the rear masonry wall of this building. An aerial view taken in 1983 shows this structure as well as the separate lodging house building at the rear of 14 South Terrace. This suggests that the rear section of *16 South Terrace* and the lodging house were demolished as part of the development completed in 1986.³⁵

16 South Terrace has remained vacant from 1995 and has been stripped of internal fittings. New plumbing and electrical services have been installed to the basement to service a night-club at the rear. A proposal has been prepared to adapt the shop to a restaurant, and this is under consideration.

13.2 PHYSICAL EVIDENCE

16 South Terrace is a single-storey building that appears as a subdued example of the Victorian Free Classical style. The partially stuccoed stone building is built to the pavement line on the north side of South Terrace.

The building is within a commercial precinct that forms one of the many goldrush streetscapes in the West End of Fremantle. South Terrace runs from north-west to south and forms a major arterial route from South Fremantle to Fremantle Harbour. It is a surviving Victorian streetscape that was largely developed from the late 1800s to the first decade of the 20th century. It comprises a collection of single-storey and two-storey retail and commercial premises, including hotels. The street is predominantly two-storey, with two-storey hotels anchoring street corners. The Victorian and Federation Free Classical and Federation Filigree are common building styles along the Terrace. Stuccoed stone and brick walls with

³³ Certificate of Title Vol. 2045 Folio 171.

³⁴ The adjacent property appears to be on a separate title as it is not shown on the 1995 title for the south-eastern portion of Lot 226.

³⁵ '1983 Aerial view of the city centre and the west end', City of Fremantle Local History Photographic Collection, 2835.

balustraded and pedimented parapets employing classical motifs are common features in the street. Built to the pavement line, the buildings, with the exception of *16 South Terrace*, have verandahs that extend over the footpath.

16 South Terrace, in its subdued and simple form, contributes to this streetscape. Other buildings in South Terrace are of a massive scale, some with decorative grandeur, making a more distinctive contribution to the visual character of South Terrace. They include *Fremantle Technical College Annexe* (1877; c.1910), *Matildas* (from c.1890), *Evan Davies Building* (1899), *Westpac Bank Building* (1899), *Manning Buildings* (1902), *Sail & Anchor Hotel* (1903), *Dalkeith Opera House (fmr)* (1904), *The Newport Hotel* and *The Norfolk Hotel*. These buildings in their Victorian and Federation Free Classical styles and the Federation Filigree styled hotels, are impressive examples of the exuberant pre-gold boom and gold boom architecture. *2 Shops and Residence Above* (c.1890s) at 16-18 Wray Avenue, and *Matilda's* (c.1890), a single-storey shop at 78 South Terrace, are other examples of shops within the West End.

Verandahs and balconies extend across facades over the pavement. Most verandah roofs have been reconstructed. The verandah to *16 South Terrace*, a lean-to supported by slender posts with capitals, is no longer extant.

South Terrace is a vital part of the West End of Fremantle. The emergence of street culture in Australia has changed eating habits. This trend has enhanced the nature of the street character and usage which is reflected in South Terrace with its busy outdoor cafes and public artworks.

16 South Terrace is a simple shop which is adjoined at the rear by a two-storey addition that was built from 1986, and extends the full width of the site. An original right-of-way access from South Terrace to Paddy Troy Lane at the rear, is now denied by this rear addition.

The building is rectangular in plan and built of random rubble limestone walls with stucco treatment to the facade. The building facade features a parapet with geometric detailing and fluted pilasters which have been designed so as to appear to support an elliptical arched pediment in the centre of the parapet. Scrolls at both sides of this pediment, and balls on pedestals that crown banded pilasters at each end of the facade, give the facade a delicate quality. A string course and a band of dentils run the length of the facade.

The configuration of the shopfront; straight shopfront at the pavement line with an angled recessed entry, remains but has been modified. Evidence of alterations to the place can be seen in the variation in floorboard sizes which have been replaced over the years. The shopfront retains the configuration of large display windows on masonry stalls, highlight windows, now covered, and a recessed entrance flanked internally by decorative cast-iron columns. The entrance to the shop has a pair of glazed aluminium doors with matching fanlights that are on the east wall of the recessed entrance. Historically, entrances were parallel to the street. The shopfront framework has been replaced, and the stalls appear to have been replaced. The stalls are tiled externally with blue

mosaic tiles, and are unrendered internally, on the east side and lined with timber boards on the west.

The east wall of the shop is in random rubble limestone which has been recently repointed, and the west wall has been externally rendered. The openings on the side walls have been infilled but retain original brick quoining and timber lintels. The west wall retains one double-hung sash window, now protected by bars, and is covered internally.

The interior of the shop comprises a single open space and a basement. Two fireplaces - one on each of the west and east walls at the rear of the ground floor - suggest the rear section of the shop was divided into two rooms. Some physical evidence of internal walls are evident. The chimneys have been removed but the fireplace stacks remain. The interior is devoid of ceilings and skirting boards and all fittings and fixtures have been removed.

Remnants of a plaster finish to the interior walls are visible, as is the location of original openings now infilled. There are timber floors throughout, with timber boards about halfway down the length of the building that indicate the location of an earlier interior cross wall. Missing floorboards reveal herringbone strutting of the floor structure and tongue-and-grooved floorboards.

The basement is partially below ground level and is now accessed at the rear of the building along a newly paved and covered laneway along the east side of the building. This covered way leads to the entrance of a night-club that is accommodated within the rear addition to the shop. The rear addition was converted for use as a night-club in 1997.

This covered entrance has been built in current building materials and is a stark contrast to the heavy masonry shell of the original building. Lightwells with grills on the west wall of the basement have been bricked-up. The name of the night-club, The Klink, is said to be a reaction to the cell-like quality that the grilled lightwells creates.

New plumbing and electrical services have been installed to the basement to service the night-club. Additional mid-height limestone walls were built in 1997, in matching style to the original interior walling, to add stability to the internal leaf of the basement walls. New columns have been installed to provide support to the ground floor framework.

With the exception of minor fire damage to the interior of the building, the place appears in sound condition. However, due to obsolete plumbing fixtures, missing floorboards, missing wall vents and chimneys, little maintenance to the interior and exterior of the facade in recent years, poor condition of the fireplace hearths and openings, recent unsympathetic bricking-up of wall openings, missing render to interior walls, no interior timber trims and ceiling, missing stall linings, and sagging electrical wiring, the building presents as being in fair to poor condition. The underlying structure appears to be in sound condition, although some decorative details are missing.

The shop is now vacant. A proposal has been prepared to adapt the shop to a restaurant, and is under consideration.

13.3 REFERENCES

National Trust Assessment Exposition

Australian Heritage Commission Data Sheet, 20/01/1980.

13.4 FURTHER RESEARCH
