



# 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\*

*The Lindsay Street Flour Mill and Bakery* is significant for its landmark qualities in the Northbridge area of Perth, as one of the few three-storey buildings of substantial bulk erected in the area in the late nineteenth and early twentieth centuries. (Criterion 1.3)

*Lindsay Street Flour Mill and Bakery Complex* collectively forms a significant streetscape in Lindsay Street, through the harmony of the buildings and their common origins in the family business of H. C. Moore. This is further enhanced by the retention of the houses dating from a similar period in the immediate vicinity on the west side of Lindsay Street, and the brick and iron stables (1909) which were a part of H. C. Moore's business, also on the west side of Lindsay Street, directly opposite the place. (Criterion 1.4)

### 11.2. HISTORIC VALUE

*Lindsay Street Flour Mill and Bakery Complex* is significant as a successful bakery and associated flour mill complex. The place is associated with H. C. Moore's bakery from 1894-1959, by which time it was one of the four largest bakeries in Perth. It was the place of production of Aero Flour and other Aero products, a well known brand name in Western Australia from the early twentieth century until 1959. The place played a role in the economic development of the wheat and flour milling industry of Western Australia in the twentieth century to 1959, when the business was taken over by W. Thomas & Co. (W. A.) Ltd. H. C. Moore's differed from other baking and milling operations in the extent of the milling operation, and in its expansion into making flours for retail consumption. (Criterion 2.1)

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\* 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.

The place is significant for its development in the period from 1894 to pre World War I, a period of rapid expansion of wheat production in the Western Australia. (Criterion 2.2)

The place was associated throughout its history as a bakery, flour mill, baker's shop, and residence from 1894-5 to 1959, with H. C. Moore and his family, an association which continued until the family sold it to the Metropolitan Regional Planning Authority in 1980. (Criterion 2.3)

The place is significant as one of the most substantial industrial buildings and adjoining shop and residence constructed in the Northbridge area of Perth in the late nineteenth and early twentieth centuries and represents a major achievement in this period. (Criterion 2.4)

### 11. 3. SCIENTIFIC VALUE

*Lindsay Street Flour Mill and Bakery Complex* has some potential as a research site, and teaching site to inform and enhance an understanding of the nature of the flour milling industry in Perth through the period from pre World War I to 1959. This potential is limited by the absence of the baking and milling machinery and equipment. (Criterion 3.1)

As the only surviving flour mill and associated bakery complex of its size in the City of Perth, the place contributes to an understanding of the human occupation of the locality, in particular in the vicinity of the Guildford-Fremantle Railway in the late nineteenth century and nearly sixty years of the twentieth century. (Criterion 3.2)

The place demonstrates the technical achievement realised in the construction of three-storey flour mills of the early twentieth century in Western Australia. Of particular note is the suspended timber and steel tiled floor construction. (Criterion 3.3)

### 11. 4. SOCIAL VALUE

*Lindsay Street Flour Mill and Bakery Complex* is valued by some members of the community of Northbridge for its association with the development of the district, in which the flour milling business became a substantial employer, the bakery a focus of community life, and with the Moore family, who were a part of the social life of the community in the area for more than fifty years. (Criterion 4.1)

The place and its associated buildings in Lindsay Street, including H. C. Moore's stables (1909), contribute to the community's sense of place as an integral and well known complex of buildings and precinct in Lindsay Street, Northbridge. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

*Lindsay Street Flour Mill and Bakery Complex* has rarity value as an extant example of an early twentieth century industrial complex in the City of Perth. (Criterion 5.1)

*Lindsay Street Flour Mill and Bakery Complex* of flour mill, bakery, shop, and owner occupied residence illustrates a distinctive way of life of which relatively few, if any, examples remain extant in Western Australia. The expansion of the flour mill from a small producer of flour for H. C. Moore's bakery to a substantial commercial flour producer for the retail market is unique in the history of flour milling in Western Australia. Mills and Wares was the nearest comparison to Moore's business; however, it and other similar businesses produced flour only for use in their own business production. (Criterion 5.2)

### **12. 2 REPRESENTATIVENESS**

*Lindsay Street Flour Mill and Bakery Complex* is significant for its demonstration of the characteristics of a three-storey flour mill of the early twentieth century, and associated bakery, shop, and owner's residence. (Criterion 6.1)

The place demonstrates the design of a three-storey flour mill and ancillary buildings, and associated bakery and shop, with adjoining owner's residence, and the way of life associated with them. (Criterion 6.2)

### **12. 3 CONDITION**

*Lindsay Street Flour Mill and Bakery Complex* is in various states of repair. The structural elements are in fair to good condition, but many of the finishes and elements, such as roofs and several areas of brickwork are in very poor condition. The front verandah of the house, and several lath and plaster ceilings in the house and shop are in a dangerous condition. The second floor of the mill is infested with pigeons, has several structural cracks in the west wall, is not waterproof, and is deteriorating rapidly. The place is in need of urgent conservation work if it is to retain its values. The condition of the place is a result of a long period of neglect and lack of any maintenance programmes.

### **12. 4 INTEGRITY**

Each of the buildings retains its legibility, and the original uses are obvious in respect of the house and the shop. The bakery and mill are less legible because of the removal of the equipment. None of the spaces are being used for their original purposes. The current use is reasonably benign. The integrity of the place is likely to be further undermined if work is not undertaken to stem deterioration. Conservation works are essential for the retention of its heritage values and, indeed, its survival. The place has a low degree of integrity.

## **12.5 AUTHENTICITY**

The fabric of the structural elements of the place is authentic and reflects a number of construction campaigns and of cumulative change. The removal of the equipment has reduced the amount of historic material at the place. The authenticity of the place remains high.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

#### 13.1 DOCUMENTARY EVIDENCE

*Lindsay Street Flour Mill and Bakery Complex* comprises a flour mill, bakery, ancillary buildings, a shop, and a house. The mill is a three storey brick and iron flour mill in the Federation Warehouse style, with the initial stage constructed for Henry (Harry) Cassidy Moore in 1893-94, with alterations and additions 1904, 1906-07, and pre World War I.<sup>1</sup> The shop is a single storey brick and iron shop in the Federation Free Classical style, constructed for Henry (Harry) Cassidy Moore in 1893-94, with alterations and additions (1904, 1906-07).<sup>2</sup> The ancillary buildings are single storey buildings of brick and iron construction, constructed for the business of H. C. Moore at various dates in the period 1904 to 1907.<sup>3</sup> The house is a single storey brick and iron dwelling, in the Federation Queen Anne style, constructed for Henry (Harry) Cassidy Moore (c. 1900-1904).

In the 1890s, with the stimulus to economic development of the Gold Boom, the State Government under John Forrest successfully promoted the expansion of agriculture with the provision of cheap rural land and credit, tariff protection, and with the extension of the State railways for transport. The acreage under wheat more than doubled between 1890 and 1900, encouraging growth in the milling industry, and the introduction of new milling technology as roller flour mills were introduced into Western Australia.<sup>4</sup>

In 1895, Parker Street was renamed Lindsay Street.<sup>5</sup> A large new building, comprising business premises and residence, was constructed at Lindsay Street for Henry (Harry) Moore, baker.<sup>6</sup> It had verandahs extending across the front of the house, which was set back from the street, and its southern half at the rear; and there was a timber outbuilding in the south-east corner of the rear yard, and a brick water closet (w. c.) to the north-east in the rear yard.<sup>7</sup> The building was set back from the southern boundary for almost half the length of the lot, and then against that boundary; and built to the west boundary at the front, with a picket fence on the north boundary to the adjacent vacant lot.<sup>8</sup>

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<sup>1</sup> PROWA Cons. 3464 WAS 84 Item 16, p. 34. Note: Parker Street continued to be recorded in *Wise's Post Office Directory* until 1898, when it was recorded as Lindsay Street, and similarly for Ellen Street, which was renamed Newcastle Street.

<sup>2</sup> Surveyor's Fieldbook 2283, (1895). PROWA Cons. 3464 WAS 84 Item 16, p. 34.

<sup>3</sup> *ibid.*

<sup>4</sup> Lang, Ernie *Grist to the Mill: A History of Flour Milling In Western Australia* (Goodman Fielder Mills Ltd. and Weston Milling, Perth, 1994) p. 41.

<sup>5</sup> Surveyor's Fieldbook 2283, (1895). PROWA Cons. 3464 WAS 84 Item 16, p. 34. Note: Parker Street continued to be recorded in *Wise's Post Office Directory* until 1898, when it was recorded as Lindsay Street, and similarly for Ellen Street, which was renamed Newcastle Street.

<sup>6</sup> Surveyor's Fieldbook 2283, (1895). PROWA Cons. 3464 WAS 84 Item 16, p. 34.

<sup>7</sup> *ibid.*

<sup>8</sup> *ibid.*, pp. 33-34.

In the vicinity of Harry Moore's place, the lots at the corner of Newcastle Street (formerly Ellen Street) were still vacant land; a new timber house with a verandah at the front had been erected at the later No. 6 Lindsay Street, and there was a newly built brick and stone dwelling at the later No. 8 Lindsay Street.<sup>9</sup> There was considerable residential development in the area in 1894-1895, as a consequence of the Gold Boom. The majority of homes in the vicinity of Lindsay Street were of modest size, constructed of timber and iron, with a smaller number of brick and/or stone construction, whilst most places built in Newcastle Street were of brick and iron construction.<sup>10</sup>

Henry (Harry) Moore (b. 1871, d. 1961) arrived in Western Australia in 1892, having trained as a baker in Ireland.<sup>11</sup> He established his baking business in Perth in 1893, which as H. C. Moore & Sons, later H. C. Moore Pty. Ltd., became one of the largest bakeries in the city. He acquired considerable property interests in the vicinity of his initial bakehouse, shop, and residence in Lindsay Street (formerly Parker Street), some of which were utilised for his business.

In 1898, 10-12 Lindsay Street, were the premises occupied by Harry C. Moore, baker; with a private residence occupied by Rob. W. Jex at 16 Lindsay Street, and J. Chandler at No. 18, and then a right of way off Lindsay Street, which was the address of John Hughes.<sup>12</sup>

There was further development in Lindsay Street, Perth in the first decade of the twentieth century, with the sub-division of Perth Town Lots N 28 and portion of Town Lot N 29 and portion of Sub Lot 28 approved on 11 November 1904.<sup>13</sup> The sub-division was re-approved on 28 July 1924.<sup>14</sup>

A timber house was built at Lindsay Street, between 1895 and 1900 on the lot adjoining Moore's bakery on the north, at Lot 149.<sup>15</sup> It had verandahs at the front and rear, and a small shed adjacent to the rear verandah on the north-east.<sup>16</sup> By 1900, Harry Moore had acquired 24 Lindsay Street adjacent to his bakery, shop, and residence at 18 and 20 Lindsay Street, and it was leased to John Mills, labourer.<sup>17</sup>

Harry Moore expanded his bakery in 1904, with additions which extended the building to the rear boundary on the south-east, and to the boundary on the entire length of the south side, with a verandah built over the front boundary of the southern section of the building, the present nos. 12-14 Lindsay Street.<sup>18</sup> The business part of the place included store rooms in the mid section of the building, then the ovens, and the bakehouse at the

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<sup>9</sup> *ibid.*

<sup>10</sup> *ibid.*, pp. 31- 34.

<sup>11</sup> Erickson, R. (Ed. ) *Dictionary of Western Australians 1829-1914: Vol. 5 The Golden Years 1889-1914* (University of Western Australia Press, Nedlands, 1986) p. 633.

<sup>12</sup> *Wise's Post Office Directory* 1898, p. 238. PROWA Cons. 3464 WAS 84 Item 16, p. 9. Note: There are some later changes in street numbers.

<sup>13</sup> Perth Town Lots N 28 & Pt. Of Town Lot N 29 & Pt. Of Sub Lot 28, Plan 594, DOLA.

<sup>14</sup> *ibid.*

<sup>15</sup> Surveyor's Fieldbook 2284, (1904). PROWA Cons. 3464 WAS 84 Item 16, p. 9.

<sup>16</sup> *ibid.*

<sup>17</sup> City of Perth Ratebook 1900.

<sup>18</sup> Surveyor's Fieldbook 2284, (1904). PROWA Cons. 3464 WAS 84 Item 16, p. 9.

rear, with additional ovens.<sup>19</sup> There was a timber addition on the north side at the rear most section of the building, and galvanised iron stables 12 feet wide on the rear boundary of the lot, extending from the north side of the building to the northern boundary of the lot.<sup>20</sup> The house on the adjoining lot on the north, was earmarked for removal.<sup>21</sup>

By 1904, the lots to the north of Moore's bakery had been developed with a brick house on the site of the present 18 Lindsay Street. A galvanised iron house had been built on the adjoining lot.<sup>22</sup>

As the Western Australian flour milling industry continued to expand in the early years of the twentieth century, the number of mills in operation remained at 18 in the period 1900-1905, whilst the workforce increased from 90 to 189.<sup>23</sup> With a State population of 254,779, there was already an over capacity, which was to characterise the industry through to the 1960s, and competition was strong.<sup>24</sup> In October 1906, a group of bakers and millers met to discuss the dire situation of the industry, as they faced a trade crisis with price wars and declining profits, and still 17 mills in operation.<sup>25</sup> This meeting led to the formation of the Western Australian Flour Millowners' Association in November 1906.<sup>26</sup>

In 1906-1907, the timber and iron house at 16 Lindsay Street, was removed, and a new bakery was built for H. C. Moore & Co.<sup>27</sup> It was constructed of brick and iron, comprising two rooms; and on its north side was a galvanised iron cart shed with a planked floor.<sup>28</sup> There was an underground tank 17 feet 8 inches (5.385m) in diameter at the rear of the shed.<sup>29</sup> To the rear of the bakery were brick buildings, built to the south boundary; westernmost was the bathroom, and wash house, then the chaff shed, with another brick building in the south-east corner of the lot.<sup>30</sup> Galvanised iron stables, open on the west, extended along the rear boundary, with a centrally located bin, and a small timber addition on the west; and a separate timber building to the west of the addition.<sup>31</sup> In 1907, a verandah was added to H. C. Moore's house at N29, Lots 148 and 149, designed by James Brebber and built by Harry Moore.<sup>32</sup>

James Brebber did a considerable amount of design and building work for Harry Moore in the period to 1914, as Moore expanded his property interests in the vicinity, in both Lindsay and Beaufort Streets.<sup>33</sup> Brebber

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19 *ibid*

20 *ibid.*

21 *ibid.*

22 *ibid*, p. 10. The adjoining lot was later the site of the Moore's tennis court. In 1998, the lot is a car park for Flour Mill and Bakery tenants.

23 Lang, *op. cit.*, p. 114.

24 Australian Yearbook (1906) in Seddon, George, and Ravine, David *A City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, Fremantle, 1986) p. 279

25 Lang, *op. cit.*, p. 48.

26 *ibid.*

27 Surveyor's Fieldbook 1059, (1907). PROWA Cons. 3464 WAS 84 Item 4, p. 11.

28 *ibid.*

29 *ibid.*

30 *ibid.*

31 *ibid.*

32 Record of Building Permits issued May 1907, p. 147. Approvals, City of Perth.

33 *ibid*, 1900-1914. Approvals, City of Perth.

was born in Scotland, and emigrated to Western Australia in 1887, where he spent two years before heading to Victoria, where he resided for four years.<sup>34</sup> He returned to Western Australia in 1893, to take advantage of the opportunities afforded by the Gold Boom.<sup>35</sup> In 1897, he began his business as a land and estate agent in Perth.<sup>36</sup> Active in public life, he served as a member of the Perth City Council (1897-1906), and was elected the member of Parliament for North Perth in 1906.<sup>37</sup>

In May 1907, the Flour Millers' Association recorded that the Perth Roller Flour Mill had breached the Association's agreement with the sale of flour to H. C. Moore as he was an unregistered baker, because he had not joined the Perth Master Bakers' Association.<sup>38</sup> The decision to make additions and alterations to convert part of the buildings at Lindsay Street to a flour mill may have been a consequence of the difficulties Moore was experiencing in obtaining flour at this time. To date documentary evidence of the details of the conversion and expansion of the existing buildings has not been located.

In November 1911, two building permits for the construction of two brick buildings were issued for H. C. Moore's properties at Lindsay Street, one valued at £200, designed by James Brebber to be built at N29 Lot 153, and the other at N28 Lot 149 valued at £150, also designed by Brebber, who was also the builder.<sup>39</sup> The house constructed at Lot 149 was the Moore family's residence from 1912.<sup>40</sup> A brick addition was made to Moore's dwelling at N29 Lot 148, Lindsay Street, in mid 1912, again to a design by James Brebber, with Harry Moore carrying out the construction work, which was valued at £60.<sup>41</sup> Additions were made to the house at Lot 149 in 1913, with building permits issued for the construction of a verandah valued at £100 in June, and for a small building valued at £15 in July, both designed by James Brebber.<sup>42</sup>

In the inter war period to World War II, a number of flour mills continued in operation in the vicinity of the Guildford-Fremantle Railway, of which Harry Moore's was one of the most substantial, with a larger capacity than most, and one of the few to continue operations into the post war period.

Harry Moore and his sons continued in the bakery business at Lindsay Street for more than sixty years, taking over the use of the adjoining lots. In 1929, 12 - 16 Lindsay Street, were occupied by Harry Moore's bakery business, and he resided at 18 Lindsay Street.<sup>43</sup> This pattern of occupation

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<sup>34</sup> Battye, J. S. *The Cyclopaedia of Western Australia* (Cyclopedia Co., Perth, 1912-13) p. 749.

<sup>35</sup> *ibid.*

<sup>36</sup> *ibid.*

<sup>37</sup> *ibid.*

<sup>38</sup> Minute Book of Western Australian Flour Millers Association, 1906-08, Meeting 1 May 1907. PROWA MN 726A/1 Acc. 2819A Item 1.

<sup>39</sup> Record of Building Permits issued, November 1911, p. 211 and p. 213. Approvals, City of Perth.

<sup>40</sup> City of Perth Rate Books 1912-1953; and *Wise's Post Office Directory* 1912-1946.

<sup>41</sup> Record of Building Permits issued in July 1912. Approvals, City of Perth.

<sup>42</sup> Record of Building Permits issued in June and July 1913, p. 9, and p. 11 respectively. Approvals, City of Perth.

<sup>43</sup> *Wise's Post Office Directory* 1929, p. 50.

continued over the following decades to 1959. A tennis court was established on the lot at the north of the brick residence at 18 Lindsay Street, following the removal of the earlier galvanised iron house, and a tennis pavilion and stairs constructed for the spectators at what became regular tennis gatherings for the Moore's family and friends.<sup>44</sup>

In 1941, plans were drawn by K. C. Duncan & C. J. Stephens, Architects, for 'Proposed Additions to Bakery, Lindsay Street, Perth for H. C. Moore, Esq.', which were for alterations and additions to the three storey mill and bakery building.<sup>45</sup>

By 1941, H. C. Moore had been in business in Perth almost fifty years. The small bakery had grown to be one of the largest bakeries in the city, and the business was well established as Messrs. H. C. Moore & Co. (1893). H. C. Moore's associated company of Aero Flour Co. Ltd., with a registered address at 12-24 Lindsay Street, Perth, were the makers of 'Aero' Self Raising Flour, 'Aeros' Wholemeal Self Raising, 'Colonial' Wheaten Porridge Meal, 'Sheaf of Wheat' Digestive Meal, and 'Aero' Custard Powder, Corn Flour, and Blanc Mange Powder.<sup>46</sup> The mill and bakery together employed a substantial number of people, and the bakery was a focus of community life.<sup>47</sup> Other baking businesses such as Mills & Ware had also established small mills to produce some of the flour required for their own produce in the period 1900-1940. However, H. C. Moore's differed in the extent of the milling operation, and in its expansion into making flours for retail consumption.

Following the end of World War II, in 1946, Duncan and Stephen, Architects, drew new plans for 'Proposed Renovations & Re-Arrangement to Bakery, Lindsay Street, Perth for Colonial Investment Coy. Ltd.', H. C. Moore's company.<sup>48</sup> There were additions made at the rear section of the three storey building, including new concrete floors in some sections, and the removal and re-erection of the rear verandah.<sup>49</sup> So far as is known, these were the last major works carried out at the place.

In 1953, H. C. Moore Pty. Ltd. continued to occupy 16 Lindsay Street with their bakery and office, and Harry Moore resided at 18.<sup>50</sup> The places were owned by Colonial Investments Pty., and had capital values of £2,500 and £6,000 respectively, which increased to £3,000 and £7,500 by 1955.<sup>51</sup>

In 1954, the place comprised a three storey brick flour mill, brick buildings at the rear of the mill, with a rear verandah on the north end, and an

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<sup>44</sup> Frank Booth, site visit with Robin Chinnery and Philip Griffiths, 17 November 1998.

<sup>45</sup> Proposed Alterations to Bakery, Lindsay St., Perth for H. C. Moore Esq., K. C. Duncan & C. J. Stephens, Architects, May 1941. Filed at Approvals, City of Perth

<sup>46</sup> Peterkin, A. Roy *The Industrial Development of Western Australia: A Handbook of Information on the Primary and Secondary Industries of the State* (Government Printer, Perth, 1942) p. 217.

<sup>47</sup> Frank Booth, site visit with Robin Chinnery and Philip Griffiths, 17 November 1998; and George Williams, formerly of Skippers Transport Pty. Ltd., telephone conversation with Robin Chinnery, 19 November 1998.

<sup>48</sup> Duncan & Stephen, Architects, Proposed Changes to Bakery, Lindsay St., Perth for Colonial Investment Coy. Ltd. August 1946. Approvals, City of Perth.

<sup>49</sup> *ibid.*

<sup>50</sup> City of Perth Rate Book 1953, 1954 and 1955.

<sup>51</sup> *ibid.*

additional building of unrecorded materials set back slightly from the rear boundary.<sup>52</sup> The brick and iron bakery shop and the galvanised iron cart shed were extant; and to their rear was a building of galvanised iron, with another brick addition in the north-east corner of the lot, and a brick closet in the small open rear yard.<sup>53</sup>

By the late 1950s, H. C. Moore was one of the four largest bakeries in Perth.<sup>54</sup> In 1959, as the export market for flour contracted rapidly, the board of the flour milling company, W. Thomas & Co. (W. A.) Ltd., decided on a major shift in direction for a miller in Western Australia, when it negotiated the purchase of H. C. Moore and the other three largest bakeries in Perth, Brown and Burns, Kuring and Sexton, and Peerless Bakeries, with their various associated companies, 'in a carefully planned and stealthily executed manoeuvre'.<sup>55</sup> Since its formation in 1906, the Western Australian Flour Millowners' Association had prohibited its members from holding any financial interest in bakeries; however, the move by W. Thomas & Co. (W. A.) Ltd. went unchecked, and signalled a new era in milling in the State. Within twenty years, ownership of all the major Perth metropolitan bakeries was controlled by the two large flour milling companies, W. Thomas & Co. (W. A.) Ltd. and Great Southern Roller Flour Mills.<sup>56</sup>

Following the sale of H. C. Moore Pty. Ltd. and its associated companies' business to W. Thomas & Co. (W. A.) Ltd., the flourmill at Lindsay Street was closed, and the milling machinery was removed. The Moore family company, Colonial Investments Pty., retained ownership of the properties at Lindsay Street, leasing the premises to various tenants over a period of years from c. 1960, with Mr. Moore calling personally to collect the rent.<sup>57</sup> The turntable in the area to the east of the cart entry had been bitumenised at some time prior to 1959-1960.<sup>58</sup>

Skippers Transport Pty Ltd. leased Lindsay Street Flour Mill and Bakery Complex from mid-1961 at a rental of £20 per week.<sup>59</sup> The house was vacant for a period in 1961, and then, following some minor repairs and maintenance, including painting, was occupied as a residence by one of the company's employees and later director, Peter Zama, and his family. However, the two front rooms were used as company offices.<sup>60</sup> There was a trap door still extant to the cellar beneath the house from the central room.<sup>61</sup> At this date, two large mature mulberry trees planted by the

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<sup>52</sup> MWSS & DDWA 1522, revised April 1950. PROWA Cons. 4156 Sheet no. 61, 22 November 1954.

<sup>53</sup> *ibid.*

<sup>54</sup> Burton, L. C. *A History of the Cottesloe Flour Mill* (Weston Milling, Perth, 1995) p. 15.

<sup>55</sup> *ibid.* p. 15.

<sup>56</sup> Lang, *op. cit.*, p. 95.

<sup>57</sup> Frank Booth, Allwest Scientific Distributors, site visit with Robin Chinnery, 17 November 1998.

<sup>58</sup> George Williams, formerly of Skippers Transport Pty. Ltd., telephone conversation with Robin Chinnery, 19 November 1998

<sup>59</sup> *ibid.*; and, City of Perth Rate Books 1961-1963.

<sup>60</sup> George Williams, formerly of Skippers Transport Pty Ltd, telephone conversation with Robin Chinnery, 19 November 1998.

<sup>61</sup> *ibid.*

Moore's were still growing to the north east of the house.<sup>62</sup> The former tennis court on the north of the house was utilised for vehicle parking; the old tennis pavilion and staircase located on the north side of the house fell into disuse.<sup>63</sup>

After the Zama family returned to Italy c. 1970, Skippers utilised most of the rooms of the house for offices, other than the bathroom, kitchen, and one room at the rear occupied by the caretaker of *Lindsay Street Flour Mill and Bakery Complex*, Eugene Bernecki.<sup>64</sup> The former mill, bakery, and shop, ancillary buildings, and yards were all in use in the period of Skippers' occupancy of the place, from 1961 to 1972. Little change was made, other than the installation of some partitioning, in particular on the third floor to provide an office for the storage of company records; cutting a door through to Lindsay Street in the southernmost section of the buildings; and work on the facade of the building c. 1970, when its condition had become hazardous.<sup>65</sup>

The place served as the depot for Skippers for 13 years with the three floors of the former mill providing the required facilities for parcel delivery and storage, and other work undertaken by the company.<sup>66</sup> Moore's former stables (1909) in Lindsay Street, opposite *Lindsay Street Flour Mill and Bakery Complex*, were also leased to Skippers, where they established a repair workshop for the company's vehicles.<sup>67</sup> Some areas of *Lindsay Street Flour Mill and Bakery Complex* were sub-leased on occasion to tenants, which included Allwest Scientific Distributors, who took over the tenancy of the place after Skippers departed in c. 1974.<sup>68</sup>

The place was purchased from the Moore family company, Colonial Investments Pty, by the Metropolitan Regional Planning Authority on 7 January 1980 as part of the Authority's acquisitions for proposed roadworks in Northbridge.<sup>69</sup> The Authority has continued to lease the place to Allwest on the basis of a one month tenancy.<sup>70</sup>

Some repairs and maintenance have been carried out during Allwest's tenancy, mostly of a relatively minor nature, other than the replacement of part of the roof of the house, and rewiring the place when the wiring became dangerous.<sup>71</sup> As the place was intended for demolition to make way for the Northbridge Tunnel, the Authority was reluctant to expend any funds on its upkeep.<sup>72</sup>

The house is in current use as business premises for Allwest Scientific Distributors. The mill and associated buildings are in use for storage. All

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62 *ibid.*

63 *ibid.*; and Frank Booth, site visit with Robin Chinnery and Philip Griffiths, 17 November 1998.

64 Ian Williams, son of George Williams, Skippers Transport Pty. Ltd. telephone conversations with Robin Chinnery, 19 November 1998.

65 George Williams ..., and Ian Williams ..., 19 November 1998.

66 *ibid.*

67 George Williams ..., 19 November 1998.

68 George Williams ..., and Ian Williams ..., 19 November 1998.

69 Certificate of Title Lot 152 on Plan 594, Vol. 1551 Fol. 015, 7 January 1980; and Certificate of Title Lot 153 on Plan 594, Vol. 1552 Fol. 014, 7 January 1980.

70 Frank Booth, site visit with Robin Chinnery and Philip Griffiths, 17 November 1998.

71 *ibid.*

72 *ibid.*

the buildings that comprise *Lindsay Street Flour Mill and Bakery Complex* are in need of conservation if they are to survive. The place is included in the Draft Municipal Inventory for the City of Perth. In 1996 Ronald Bodycoat was commissioned to study possible heritage places, which might be affected by the construction of the Northbridge Tunnel. The *Lindsay Street Flour Mill and Bakery Complex* was not included in the study area and therefore not addressed in the report.

### 13.2 PHYSICAL EVIDENCE

*Lindsay Street Flour Mill and Bakery Complex* comprises a flourmill, bakery, ancillary buildings, a shop, and a house. The mill is a three storey brick and iron flourmill in the Federation Warehouse style, with alterations and additions 1904, 1906-07, and pre World War I.<sup>73</sup> The shop is a single storey brick and iron shop in the Federation Free Classical style.<sup>74</sup> The ancillary buildings are single storey buildings of brick and iron construction.<sup>75</sup> The house is a single storey brick, stone, and iron dwelling, in the Federation Bungalow style, constructed for Henry (Harry) Cassidy Moore (c. 1900-1904). There are numerous timber and iron frame outbuildings, set close to or on all of its boundaries, except for the northern boundary, which was a tennis court.

*Lindsay Street Flour Mill and Bakery Complex* is set at the centre of the streetblock, which extends between Newcastle Street in the south, and Little Parry Street (formerly Beaufort Lane) in the north, in the area of Perth, which is now called Northbridge.

Lindsay Street is a suburban street lined with a number of late nineteenth and early twentieth century houses and industrial/commercial premises. The street is lined with mature *Melaleuca* (*Melaleuca sp.*), has a narrow verge, and a concrete slab street pavement. There is open ground at the northern end of the site, with a chainlink fence around the west and north sides of its perimeter. The open ground, which was previously a tennis court, is used for parking. There is a Brazilian pepper tree (*Schinus molle*) planted against the western fence. The parking area is covered with blue metal and there are patches of brick paving. The fence to the boundary in front of the house is wrought iron, fabricated in a pattern that was popular during the 1960s. The remaining boundaries have either brick buildings or metal clad buildings set either on them or immediately adjacent to them. A concrete path leads to the house verandah. There is no substantial evidence of a planned garden.

The house at No 18 is set about 22'.0" (7 metres) back from the front boundary, with a central path and grass on either side between the house and the fence. The house is a simply rendered Federation Queen Anne style brick, stone and iron roof bungalow. The front elevation is composed symmetrically around the central front door and corridor. The walls have

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<sup>73</sup> 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.

<sup>74</sup> *ibid.*

<sup>75</sup> *ibid.*

solid brick quoins with limestone squared rubble infill at the front of the house and stretcher bond brickwork to the side and rear elevations.

There is a bull nosed iron roofed verandah across the front of the house. It returns down part of the north side, with scars on the walls indicating that it once ran the full length of this elevation. The verandah roof is carried on top of stop chamfered timber posts and has a frieze with a spindle infill motif, together with post brackets. The verandah is in poor condition and its timber floor has been replaced with concrete. The roof is in the 'M' geometry format, with tall rendered chimneys extending above the ridge line. The roof is covered with painted galvanized iron, except where zincalume patches have been made. A section on the southern side has been re-roofed in zincalume sheeting. The gutters are ogee profile and are in poor condition. Windows are single pane double hung sashes.

The house has four symmetrically planned rooms in the front section, opening into a large living space at the centre of the building, with a northern aspect. Two small ancillary rooms lead off from this room to the south. Further to the east beyond this area, there is a kitchen and dining room, with a bathroom, water closet and laundry to the rear of the house. There is a yard to the east beyond these rooms and a series of sheds, one of which is attached to the south-east corner of the house.

The house retains many of its original internal features, including timber floors, plastered walls and lathe and plaster ceilings. There are corner fireplaces in each of the front rooms and the living room has a fireplace at the centre of the northern wall. All fireplaces are blocked in. The kitchen range breast and hearth are still in place. Rooms are carpeted and have fittings which are of comparatively recent origin. The front door frame remains in place, and its sidelights and hopper light are intact, but the front door has been replaced with a flush door. The living room has a replacement cast plaster ceiling and a picture rail, which would appear to be inter-war material. The front rooms of the house are used as offices. The bathroom and water closet to the rear have been refitted and contain no original fittings. Two windows in the north wall have been bricked in. The laundry has had its fittings removed and it is used for storage. The southern end of the rear verandah and an area beyond the verandah have been enclosed to provide more storage. The house retains much authentic material and is in fair condition, though there are a number of minor problems associated with deteriorating brickwork and loss of mortar to the joints.

The bakery shop and cart lane is a very small single storey Federation Free Classical style brick and iron roof building with a symmetrical facade. It is located immediately to the south of the house with its front wall located on the street boundary. There is no evidence of the verandah, which is indicated on the 1954 survey. The bakery shop consists of a cart lane to the north, a small shop and office. The land to the rear of the bakery has been paved with sections of concrete bitumen, and granolithic flooring and almost the entire area covered with lean-to sheds; the first, immediately behind the bakery shop is a monopitch structure which is supported off the flour mill to the south and columns at the lower end to the north, and

the second lean-to is a low pitched gable roof structure which is structurally independent of the abutting buildings.

The bakery shop has a central door and windows arranged either side of the door. The cart lane is located to the north and is designed as an integral part of the shop. Each bay of the elevation is articulated by brick pilasters, and the walls terminate at the top with a parapet with cement enriched mouldings, together with a pediment over the shop door bay. The brickwork to the facade is tuck pointed stretcher bond. The whole of the facade has been painted over all the masonry elements, obscuring their detail. The words 'H. C. Moore..... The Bakery' can be seen in the parapet masonry. The central door had an awning light over it and the windows either side are double hung sash windows, but these elements are currently boarded over. The cart lane door has a large pair of framed, ledged, braced and boarded doors made of Oregon, with a small pass door. The paint on this door is peeling away, revealing a range of painting regimes. The rear and side walls to the shop are constructed in English garden wall bond brickwork. The two rooms of the shop are simply finished with timber floors, plastered walls and lath and plaster ceilings. These rooms are used for storage. In the first lean-to shed to the east of the shop, the outline of the carriage turntable can still be seen as a pattern in the bitumen paving.

The final and southernmost building in the complex is the flourmill and bakery, a three-storey utilitarian structure with adjoining storage buildings constructed of brick and iron. The main structure is built in English bond brickwork. The three-storey section has been completed in a number of stages. The brickwork and the structural systems suggest that the core building was a single storey structure, adapted to a two-storey structure on the western edge of the site, and that the eastern sections and top floor were constructed as later stages.

The core building is a utilitarian design, with a simple rectangular plan and engaged internal piers, a steel a steel intermediate structure and suspended timber floors at first and second floor levels.

The ground floor has a concrete floor over which rectangular steel floor tiles are laid. The interior walls have been plastered in some sections but most walls are painted face brickwork. The structure carrying the first floor consists of Dorman Long and Earl of Dudley manufacture rolled steel joists as columns and beams. Boards are laid over a timber joist and herring bone strutted floor substructure. There is a 3" (75mm) granolithic screed laid over the 1" (25mm) timber boards and square steel floor tiles are laid over the concrete. There are arched openings in the south wall, but each of these arches has been filled in. There are two small original windows in the front or west wall and a recent front door. There are two doors in the north wall and two in the east wall. The bakery fittings have been removed and the space is filled with storage racks for the chemical and pharmaceutical products. A lightweight partition has been introduced into the south-west corner. There is a timber construction dog-leg staircase in the north-west corner connecting ground and first floors.

The first floor is almost identical to the ground floor, except that the steel structure is made of BHP steel rolled steel joists. The pattern of the

structure changes on this floor and there are less columns than on the ground floor with transfer beams running in the east-west direction, picking up intermediate column loads from the floor above. In the south-east corner there is a straight flight timber construction staircase.

The second floor has a timber floor, timber columns and two ceiling lining types; a building paper in the eastern half of the room and fibro cement sheeting in the western half. The perimeter windows are single pane double hung sashes. There is a small section partitioned off in the north-west corner, which is a comparatively recent addition. The walls appear to have been lime washed at some time. This floor is used for storage and has been colonised by pigeons. This building is in fair condition, with a number of problems resulting from a lack of maintenance for a considerable period of time. The second floor level is in poor condition and is infested with pigeons. There is no baking or milling equipment remaining in these spaces, and the amount of material stored in the space makes identification of former sites of equipment difficult.

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### **13.3 REFERENCES**

No key references.

### **13.4 FURTHER RESEARCH**

Historic and Archival searches have not yet revealed full details of the development of the place.

Additional research into the operations of the flourmill and the associated businesses might yield further information about the place.