



# REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

## 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

### 11.1 AESTHETIC VALUE

*Aston Clinic Stables* provides a visual contrast to the surrounding modern buildings and, as such, exhibits a minor landmark quality in the area (Criterion 1.3)

### 11.2. HISTORIC VALUE

*Aston Clinic Stables* demonstrates the development of West Perth as an affluent residential area in the late 1890s and early 1900s. (Criterion 2.1)

### 11.3. SCIENTIFIC VALUE

*Aston Clinic Stables* demonstrates a former way of life in the West Perth area and provides evidence relating to the original street pattern and land subdivision of the area. (Criterion 3.1)

### 11.4. SOCIAL VALUE

*Aston Clinic Stables* provides a remnant of a former way of life typical of the social structure of West Perth in the 1890s and 1900s. (Criterion 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12.1. RARITY

*Aston Clinic Stables* is a rare example of a stables in the West Perth area. (Criterion 5.1)

### 12.2 REPRESENTATIVENESS

*Aston Clinic Stables (fmr)* is typical of outbuildings associated with grander homes in West Perth at the time of the development of the suburb. It is indicative of a way of life prior to the common use of motorised transport. (Criterion 6.2)

### 12.3 CONDITION

There is some deterioration of timber work and the building shows evidence of the need for a management program to institute appropriate conservation and maintenance of original fabric. The condition of *Aston Clinic Stables* (fmr) is, generally, good.

#### **12. 4 INTEGRITY**

*Aston Clinic Stables* is no longer used for its original function as a stables, because there is almost universal use of motor transport in urban areas. However, the building could be adapted to suit an alternative function with minimal loss of integrity.

#### **12. 5 AUTHENTICITY**

The external fabric of *Aston Clinic Stables* is largely intact. Two original stable doors remain and two have been lost. There are also other minor alterations to the original fabric of the building. The original setting of the building has been lost. *Aston Clinic Stables* has a reasonable level of authenticity.

## 13. SUPPORTING EVIDENCE

### 13.1 DOCUMENTARY EVIDENCE

The Stables were constructed in Mayfair Street, West Perth, circa 1900 at the rear of a substantial Federation style dwelling, *Malia House*, which had street frontage onto Colin Street. At the time, West Perth was characterised by grand homes facing major streets with service buildings such as stables to the rear of the lots. These larger houses were designed to reflect and symbolise their owners' eminent place in Western Australian society.<sup>1</sup> Small workers cottages were also located adjacent to the service buildings facing the backstreets throughout the area.

In the 1890s, farming, pastoral and mining wealth provided a prestige character to parts of the inner suburbs like southern East Perth and the high land of West Perth. The new architecture of the 1890-1910 period occurred in a context of change and saw the introduction to Western Australia of telephones, gas, electricity, street lighting, reticulated water supply, sewerage, electric lifts, trains, trams, and the gradual introduction of the private motor car as well as, in building, a wide range of new building materials and construction techniques.<sup>2</sup>

The area of West Perth received a development boost when two large loans were taken out in 1896, by Perth City Council. With these two large loans the Council, on the recommendation of the City Engineer, began to remake all the existing roads, for it was felt that patching would no longer suffice. New roads were built to join West Perth to Subiaco, the most important of which was Brooking Road which was extended down the back of Mt. Eliza to Thomas Street. With Hay Street (west) it formed a major link between the town centre and West Perth and Subiaco. In 1901, on the occasion of the Duke of Cornwall's visit to Western Australia, Brooking Road was renamed King's Park Road, a fitting change, for at about the same time Perth Park on the top of Mt. Eliza was renamed King's Park.<sup>3</sup> Colin Street was one of a series of cross streets, linking Hay Street to Brooking Road, and forming part of the residential grid of West Perth.

A PWD Survey Map 5647/15 from the period 1910 shows the stables to form the rear boundary of a lot facing Colin Street.<sup>4</sup> The main house is shown as a substantial dwelling with double bay windows to the front. Behind the house is a tennis court and behind the court are the stables. The style of the house appears typical of the grand homes built in the area in the 1890s and early 1900s. The style of the stables construction and, in particular, the style of the gables and windows indicate that it was constructed circa 1900.

The stable is shown with a street frontage onto Mayfair Street, which was then known as May Street. On the map, this appears as a narrow laneway

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<sup>1</sup> Stannage, C. T. *The People of Perth. A Social History of Western Australia's Capital City* (Perth City Council, 1979), p. 186.

<sup>2</sup> White, J. 'Building in Western Australia: 1881-1939' in Pitt Morison, M and White, J (eds) *Western Towns and Buildings*, (UWA Press, Nedlands, 1979), p. 111.

<sup>3</sup> Stannage, p. 291.

<sup>4</sup> Battye Library Collection Water and Sewerage Maps West Perth

containing a number of other small buildings (no longer extant) on small lots - these appear to be workers cottages.

A later map (M.W.S. 1522), produced in 1956, shows much of the original setting of the stable to have been lost. The Colin Street house is not shown in its original form and the tennis court is now a bowling green. At this date the property was known as *Malia House*.

This change of function, from residential to commercial use, was part of a wider change that saw the fashionable central Perth residential districts, especially East and West Perth, decline as the central city changed its function and visual character. Residential buildings made way for commercial and retail buildings, especially in St. Georges Terrace. The central city became a less desirable residential area and affluent city dwellers moved to more salubrious suburban areas. In West Perth, the larger houses were often converted into commercial offices or service centres such as hospitals, convalescent homes and boarding houses. In the 1960s and 1970s many were demolished to make way for multi-storeyed office buildings.

*Malia House* was subsequently known as *Aston Clinic* and the area between the house and the stable building was used as an open yard by patrons of the Clinic. At some point, ownership was acquired by Homeswest.

The site, except for an area around the stables, was redeveloped by Homeswest in the 1990s as a mix of medium density housing and commercial tenancies. The stables has been secured with a fence of metal sheeting which separates it from the Homeswest buildings, some of which have a street frontage onto Mayfair Street.

### 13.2 PHYSICAL EVIDENCE

*Aston Clinic Stables (fmr)* is a long rectangular building with a steeply pitched iron roof. The roof has half timbered and rough cast rendered gable ends. The northern gable features a timber louvred air vent. There is a small roof overhang on the eastern side supported by a series of timber struts.

The walls are of 200 mm bonded brickwork. The eastern and southern elevations are painted.

The plan of the building indicates four original stable bays in the southern portion of the building. Air vents with handmade timber louvres are located in the western wall. On the eastern side, original stable doors have been lost but two original door openings remain. A third original opening has been bricked in, and the fourth widened to accommodate double doors.

The remainder of the building contains three rooms. Two double hung sash windows may have originally provided accommodation for stable hands. One has timber panelling to the ceiling and both have timber floors (the northern-most being in a very poor condition). The third space has been extended on the eastern side. Judging from the design, this section of the building may have been used originally to store carriages. The enclosing walls and roof section do not contribute to the building's significance, and could easily be removed.

The separate w.c. at the southern end of the building, which was in a derelict state, was demolished at the time of the site redevelopment.

### **13.3 REFERENCES**

Heritage and Conservation Professionals: 'Heritage Assessment and Report, Stables near Aston Clinic. 79 Colin Street, West Perth, Perth Lot 893.' (for the Heritage Council of W. A., 1992).