



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*

ANZ Bank (fmr), in the Inter-War Chicagoesque style, is significant for the aesthetic appeal of the street elevations with the interplay of horizontal and vertical elements, the ceiling treatment and the quality of spaciousness surviving in the former banking hall. (Criterion 1.1)

ANZ Bank (fmr) is an important part of the streetscape providing a strong corner element which is a visual focus to both the Hay and Milligan street streetscapes and compliments the Melbourne Hotel on the opposite street corner. (Criterion 1.4)

11.2. HISTORIC VALUE

ANZ Bank (fmr) is significant in that it reflects the building boom of the 1920s, in particular amongst the private sector, as a response to the influx of post-war immigration and capital from agricultural expansion. (Criterion 2.2)

ANZ Bank (fmr) is significant for its close association with one of the early banking institutions in Western Australia, the English, Scottish, and Australian Bank. This bank merged with the Bank of Australasia in 1970, and later became the ANZ Bank. (Criterion 2.3)

ANZ Bank (fmr) is also significant for its association with its architects, Oldham, Boas, and Ednie-Brown, who were responsible for its construction and subsequent remodelling. Oldham, Boas, and Ednie-Brown were prominent architects in Western Australia from 1920 and had many private corporations and government departments as clients, including the English, Scottish, and Australian Bank. (Criterion 2.3)

ANZ Bank (fmr) is important for its association with Perth's first radio station, 6WF, inaugurated by Wesfarmers, then operated by the Australian Broadcasting Commission which leased the upper floor of the place for seven years from 1930 to 1937 as their studio and offices. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

* 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.

11. 4. SOCIAL VALUE

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The Inter-War Chicagoesque architectural style of the place is considered rare amongst bank buildings in the Perth area. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Incorporating a lofty and spacious banking chamber, the place is representative of inter-war bank buildings. (Criterion 6.2)

12. 3 CONDITION

The place has been recently renovated and re-fitted and is in very good condition.

12. 4 INTEGRITY

The original intention of the place is compromised by various changes at ground floor level. The former banking chamber is intact but is somewhat disrupted by vigorous contemporary interior decoration. The former car park has been converted to tenancies with shop fronts, which result in changes to the street elevation. The glazing of these shopfronts matches the glazing of the original highlights above them with the use of matching metal glazing bars. The street elevations are a little disrupted by the logos of the principal tenant.

At first floor level the quality of finishes has been upgraded and has little to do with the original Spartan finishes.

The multiple use of the place is, in the main, compatible; however, the requirements of the principal tenant occupying the banking chamber has compromised the original intention to some degree.

The likely long term sustainability of the surviving values is difficult to gauge since tenancies are liable to change.

The place is capable of being restored although there are no known plans to take restoration further.

The integrity of the place is considered moderate to low.

12. 5 AUTHENTICITY

The former banking chamber displays original materials at the external walls and the ceiling although much new fabric has been introduced to the area. Elsewhere new partitions, ceilings and wall finishes have replaced the original.

ANZ Bank (fmr) is considered to have moderate to low authenticity due to the amount of fabric which has been replaced with new fabric.

13. SUPPORTING EVIDENCE

The supporting evidence has been prepared for the National Trust of Australia (WA) by members of the Cultural Environment Committee. The

documentary evidence has been compiled by Natasha Georgiou, Historian. The physical evidence has been compiled by John Pidgeon, Architect.

13.1 DOCUMENTARY EVIDENCE

The former *ANZ Bank* is a two-storey commercial brick and iron building that was built for the English, Scottish, and Australian Bank in 1928.

As Perth entered a new century it moved away from being a small town to a fully-fledged city. This had begun in 1885 when gold was found in the Kimberleys, followed by Southern Cross in 1887, the Pilbara in 1888, the Murchison in 1890, Coolgardie in 1892, and Kalgoorlie in 1893. There was a subsequent large influx of miners, merchants, builders, architects, and other professionals seeking their fortune. They came mainly from eastern Australia constituting the largest internal migration in Australian history.¹ Due to this boom, both in the population and economy, Perth became affluent and finally was linked both physically and psychologically to the eastern seaboard of Australia as opposed to just being an English outpost. A growth in wealth and in population also changed the political complexion of Western Australia. Responsible Government had been granted earlier on in 1890, and there was a vote for Federation in the referendum of 1900, with a large majority in Perth and the goldfields, which carried the day against the conservative agricultural districts.²

The physical nature of Perth also changed with the increase in wealth and population. This enabled growth in the real estate and building industries. Perth prior to the gold rushes consisted mainly of residences and small shops and factories. However, by the end of the 19th century, the city had become transformed by elaborate, architecturally designed, multi-storey buildings that were surrounded by developing suburbs.³ This era of prosperity is reflected in the growth of the banking industry in Western Australia.

The first official bank to operate in the colony was the Bank of Western Australia, which was established in May 1837, despite earlier attempts made by George Leake and the Agricultural Society. The elected directors of the bank were prominent businessmen and landowners and included Messrs G. Leake, W. L. Brockman, S. Moore, P. Brown, L. Samson, W. Habgood, and R. Hinds.⁴

In May 1841, the Bank of Western Australia was bought out by the London based Bank of Australasia. It established its premises in Pier Street.⁵ Despite its establishment, it had too much opposition from prominent colonialists and so it closed down in 1845 and did not re-open its business again in Western Australia until the gold boom of the 1890s. The Western Australian Bank was re-opened on 23 June 1841, as a purely local State bank, by a committee who was against the former amalgamation and which comprised W. Tanner, R. Hinds, J. S. Roe, E. Hamersley, S. Moore, T. Walters, W. Lawrence, and

¹ Seddon, G. *A City and its Setting: Images of Perth*, Fremantle Arts Centre Press, 1986, p. 146.

² *ibid.*

³ Stannage, C.T. *The People of Perth*, Perth City Council, 1979, p. 193-194; HCWA, Documentation of Places for Entry in the Register of Heritage Places, WA Club, Database No. 2110, p. 6.

⁴ Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Banks 1829-1939, Southern Region, Western Australia', prepared for the National Trust of Australia (WA), November 1997, p. 3.

⁵ *Perth Gazette*, 8 May 1841, p. 2.

George Frederick Stone as Secretary. It opened its Head Office in St Georges Terrace, on the corner of Pier Street.⁶

In July 1869, the Western Australian Bank had a staff of five and there were no branches in existence. By 1896, the number of staff had increased to 85 and 20 branches had been established.⁷ This reflected the rapid development of Western Australia's agricultural and pastoral districts following the rich gold discoveries and the opening up of the state due to the spread of the railway network. Also by 1896, six major banks had established and consolidated their positions in the State, constructing their Head Offices in Perth. Most of them located on St Georges Terrace and had opened branches in many major towns. They were the National Bank of Australasia, the Union Bank of Australia, the Bank of New South Wales, the Commercial Bank of Australia, and the Agricultural Bank.⁸

The Bank of New South Wales, the Commercial Bank of Australia, the National Bank of Australasia, the Union Bank of Australia, and the Western Australian Bank all acted as agents for various inter-colonial banks, such as the English, Scottish and Australian Bank, right up to the 1920s and 1930s.⁹

After World War One, a large-scale government assisted immigration programme, from the United Kingdom and other countries in Europe, was begun in 1920. By 1928, the peak immigration point in the inter-war years created a net increase of 9,660 to the state.¹⁰ This era also saw a shift in the development of the banking industry Australia wide.

By the late 1920s it was becoming increasingly apparent that the larger banks of Australia, the Commonwealth and the Bank of Australasia, were losing ground to their competitors. Post-war growth in branches, while numerically substantial, was not enough to off-set the expansion that leading competitors achieved by amalgamation. With the end of the war, consolidation and amalgamation became a major instrument of bank competition in Australia. 'Between 1917 and 1932 there were some eleven amalgamations, the number of Australian trading banks was reduced from twenty to nine.'¹¹ For the larger banks it had become evident that the most effective and rapid form of expansion was by absorbing other banks as competition of these was removed and the combined resources gave strength to the surviving rivals. By 1932, seven of the nine remaining trading banks were national banks, even if unevenly represented in all states.¹²

The English, Scottish and Australia Bank (E.S.&A) had been established in the United Kingdom in 1852 as a Chartered Bank. From the mid-1860s until 1890 its business represented around 5% of the total assets of the cheque-paying banks in Australia.¹³ Forty years of progressive prosperity was brought to

⁶ Battye, J. S. *The Cyclopedia of Western Australia* Vol. 1, Hussey & Gillingham, Adelaide, 1912, p. 610.

⁷ Battye, J. S. op. cit., p. 612.

⁸ Ball, et al. op. cit., pp. 11-14; *Wise's Post Office Directory*, 1896.

⁹ HCWA, P 2110 WA Club, p. 7; *Wise's Post Office Directories*, 1893-1930.

¹⁰ Seddon, op. cit., p. 174.

¹¹ Butlin, S. J., *Australia and New Zealand Bank*, Longmans, 1961, p. 380.

¹² *ibid.*

¹³ Merrett, D., *ANZ Bank: An Official History*, Allen & Unwin, Sydney, 1985, p. 197. When a bank receives a cheque for deposit, it provisionally credits the account of the cheque depositor and later collects the funds from the bank upon which the cheque is drawn. The bank then transfers the checks to the Federal Reserve Banks for collection, rather than collecting from each bank individually. The Reserve Bank pays the depositing bank for the total amount of

an abrupt end on 12 April 1893, when the bank closed its doors due to the lack of cash reserves and other highly liquid assets. A new bank, the E.S.&A. Limited was registered in London on 9 August 1893.¹⁴ The E.S. & A. began trading in Western Australia in 1897, the Union Bank of Australia acting as the company's agent.¹⁵ From 1900, it steadily rebuilt its base and management and so was able to make the most of the opportunities that were available in a decade of prosperity and growth before World War One. Its rapid expansion policy in the 1920s was based on three takeovers.

In 1921, it acquired the London Bank of Australia and the small, but long established, Commercial Bank of Tasmania. Its eastern states branch network was extended and better balanced and in the same year it opened its first Branch Office in Perth.¹⁶ In 1927, it acquired the Royal Bank of Australia and lifted its share of the total assets held by a private Australian bank from 4.7% in 1920 to 10.5% in 1929 as a consequence of these amalgamations. No other bank increased its relative position by a comparable amount.¹⁷ Also in 1927, the E.S. & A Bank opened its first Head Office in the impressive two-storey Interwar Commercial Palazzo style building on 101-103 St Georges Terrace.¹⁸

Three years prior to the bank's establishment of their Head Office, it had opened a city branch at 940 Hay Street. *ANZ Bank (fmr)* is located on part of Perth Building Lot H15, bounded on the west by Milligan Street and Hay Street to the south. The land had originally been granted to John Stokes on 5 September 1848.¹⁹ The site was subdivided in the mid-1880s, which resulted in the Hay Street frontage being divided into three lots. Number 668 (changed to 940 in 1908) Hay Street on the corner of Milligan Street, numbers 664-666 (changed to 930-934 in 1908), and a very narrow strip that was later amalgamated with the adjoining block on H16, possibly due to a building constructed over the boundary.²⁰ The land was first developed by Robert Hester, a builder, in 1884.²¹ It was possibly during this time that the land was developed to include three houses and adjoining sheds. Subsequently, the land and the buildings on it have been sold and leased to a variety of individuals. Number 938-940 Hay Street was utilised as a land agency office by Thomas Salkild from 1896 to 1909.²² The 1910 Rate Books show that Wesley Maley owned all of the three separate shops and house complexes that were described as being new.²³ The properties remained unoccupied until 1912, when they were rented out as four separate commercial and residential sites. Over the next 13 years the shop on the corner at 940 Hay Street was utilised by Fruiterers and Confectioners, most of whom originated from Greece.²⁴ Land ownership was transferred from Maley to Herman Sutton, who sold the land on which the former *ANZ Bank* stands to Elizabeth

the cheques and then collects the monies from the banks on which the cheques are drawn. Banks involved in this process must have a licence and are referred to as 'cheque-paying' banks.

14 *ibid.*

15 *Wise's Post Office Directory*, 1897.

16 Merrett, D., *op. cit.*, p. 200.

17 *op. cit.*, pp. 200-201.

18 HCWA, P 2110 WA Club, p. 10.

19 Enrolment No. 895.

20 Ball, et al. *op. cit.*; PWD Maps Series, 578C, 1897.

21 City of Perth Rate Books, 1880-1886.

22 *ibid.*, 1897-1909.

23 *ibid.*, 1910.

24 *Wises Post Office Directories*, 1912-1925.

Minnie Flintoff in 1923.²⁵ On 29 January 1925, the E.S. & A. Bank transferred the property at 936, 938, and 940 Hay Street into their name.²⁶ The bank opened its city branch at 940 Hay Street and rented out the other properties to Horace Brown and F. W. Stannard.²⁷

On 25 July 1928, a tender for the purchase and removal of the existing buildings on the north-east corner of Milligan and Hay streets on the site for the new building for the E.S. & A. Bank was accepted. The new building was designed by the architects, Oldham, Boas, and Ednie-Brown, and the contract for the removal of the old building was won by B. Gardner for £120.²⁸ This prominent Perth based architectural firm had many private organisations and government departments as clients, including the E.S. & A. Bank (later the ANZ Banking Group), AMP, the Commercial Bank of Australia, and the National Mutual.²⁹ It appears that the demolition of the older buildings were necessary as they were partly wrecked in 1928 by a runaway tram.³⁰

Oldham, Boas, and Ednie-Brown hired a Mr A. T. Toms to erect the new branch bank. A notice in *The West Australian* on 25 August 1928, stated that:

Building operations will commence early next week and the premises will be ready for occupation in March. The structure, comprising two storeys, will have a frontage of 46ft. to Hay Street and 122 ft. to Milligan Street. The bank is modelled on the lines of some of the more up-to-date branch banking premises in American cities, and will contain every convenience for the staff and the public.³¹

The floor plan of the original bank was very simple and comprised a public space, three teller counters, a ledgers counter, a manager's room, a small staff office, a strong room, and toilets. The main entrance was on Hay Street. There was another shop, numbered 938 Hay Street, to the east of the bank. Two timber staircases to the first floor were accessible from both Hay and Milligan streets. The first floor was an empty space that was partitioned for the use of offices and it contained toilets to the north of the building.³²

In 1930, the ESA Bank leased the first floor to the Commonwealth Government and it was used for seven years as the premises for the studio and offices of the radio station 6WF, which was operated by the Australian Broadcasting Commission (ABC) after it was acquired from Wesfarmers.

²⁵ City of Perth Rate Books, 1920-1925; Certificate of Title, Vol. 843 Fol. 153, Office of Titles, DOLA.

²⁶ Certificate of Title, Vol. 843 Fol. 153, Office of Titles, DOLA.

²⁷ City of Perth Rate Books, 1925.

²⁸ *Building and Construction Journal*, 9 August 1928, p. 23.

²⁹ The practice of Oldham, Boas, Ednie-Brown was established in Western Australia in June 1905, by the founder, Harold Boas, then an Associate of the South Australian Institute of Architects. Three years later the architectural firm was amalgamated with the practice of Austin Bastow, then Mayor of Subiaco, under the name of Bastow & Boas. In 1913, the company merged into the practice of Edwin Summerhayes as Summerhayes & Boas. In 1920, the practice of Oldham & Cox was taken over following the death of Charles Oldham, and became Oldham & Boas. Five years later Colin Ednie-Brown was admitted into partnership which practices as Oldham, Boas & Ednie-Brown. In the years following the Second World War the present partners were progressively admitted to the firm and extended the practice to its present size as Oldham, Ednie-Brown & Partners, Perth, Darwin, and Sydney. Oldham, Boas, Ednie-Brown & Partners, *Oldham, Boas, Ednie-Brown & Partners*, Dix Prints Pty. Ltd., 197?

³⁰ *The West Australian*, 25 August 1928, p. 4.

³¹ *ibid.*

³² City of Perth Building Application Files, 0017/38, 5 November 1937.

From 1931, number 938 Hay Street was leased by Davies and Co.³³ In 1934, the offices of the ABC moved to 936 Hay Street, while the 6WF studio remained on the first floor until 1937.³⁴ Since then the first floor has been occupied by Evelyn O'Connell, a caterer (1938-44), the Stirling Social Club Rooms (1940-44), Royce Cox Industries, toy manufacturers (1945-46), and Cygnet Industries, jewellers (1947-49).³⁵

During 1938, the bank decided to make the branch larger in order to meet the demands of its customers. They again commissioned the architectural firm of Oldham, Boas, and Ednie-Brown to remodel and reconstruct the banking chambers. The internal wall that separated the bank from the shop at number 938 Hay Street was removed so as to create more space. The entire bank was re-paneled and new fixtures were added. The linoleum flooring was removed and replaced with cork linoleum, floorboards were replaced, the brick frontage on Hay Street was remodelled to the present style, the original exterior awnings were removed, staff amenities were upgraded, and further management offices were added.³⁶

In 1949, the ESA Bank further subdivided its first floor leases between eight different tenants, which changed throughout the years.³⁷ Since the bank's expansion in the 1920s, its growth had been a turbulent one that had been seriously damaged by the Great Depression. This had left it with a number of problems that required urgent attention by the mid-1950s. The 'Scottie,' as it was popularly known, was essentially a small trading bank with little prospect of sustained expansion of its banking business. Its operations were subject to conservative controls over lending and liquidity and although it operated a highly successful hire purchase subsidiary, Esanda, it had become unstable and hence attractive to other banks for a takeover.³⁸ From 1955, its board of directors began negotiations with the Australian and New Zealand (ANZ) Bank.³⁹ This culminated in the amalgamation of the two banks on 10 December 1968. The new ANZ Banking Group started trading on 1 October 1970.⁴⁰

Two years after renaming the former E.S. & A branch bank, the ANZ paid \$50,000 to Oldham, Boas, and Ednie-Brown to further remodel the banking chambers. The tellers' counters were moved from the north of the bank to the east, with open work space behind. The original manager's office was converted into a ledger room, and the space to the north of the building was converted into offices for the manager and accountant, an interview room, a new strong room, cleaner's room, store room, rear lunch room, locker room, and a fire proof room. New toilets were added in the rear of the banking building and to the very north of the building. The large space was converted into a new undercover carpark.⁴¹

There has been little alteration to the former *ANZ Bank*, since the 1970s. In 1992, the main entrance to the bank was moved from Hay Street to the

33 City of Perth Rate Books, 1929-1931.

34 *Wises Post Office Directories*, 1929-1938.

35 *ibid.*, 1929-1949; City of Perth Rate Book, 1938-45.

36 City of Perth Building Application Files, 0017/38, 5 November 1937.

37 *Wises Post Office Directories*, 1929-1949.

38 Merrett, D., *op. cit.*, p. 197.

39 The ANZ Bank Ltd. was established on 1 October 1951, with the amalgamation of the Bank of Australasia and the Union Bank of Australia. Merrett, *op. cit.* p. 77.

40 *ibid.*, p. 253.

41 City of Perth Building Application Files, 507/72, 5 April 1972.

splayed corner off Hay and Milligan streets. An air-lock entrance was also added to protect the interior of the building from the outside environment.⁴²

In 1996, due to the downsizing of bank branches, the former *ANZ Bank* was sold to Osum Pty. Ltd. and Corporate Equity Pty. Ltd and the building was vacated.⁴³ They in turn have transferred Lot 4 to Jerry Lim in 1997.⁴⁴ A strata title dividing the building into eight lots and common property was registered in 1998.⁴⁵

In February 1999, the place is being utilised on the ground floor by 'Gateway 2000' a computer company, a hair dressing school and a bootmaker.

13.2 PHYSICAL EVIDENCE

ANZ Bank (fmr), a rendered brick and concrete framed building in the Inter-War Chicagoesque style, is of two storeys and occupies a rectangle measuring 37 x 14 metres with a 4.5 metre truncation at the north-east corner of the intersection of Hay Street and Milligan Street.

Opposite, on the north-west corner of the intersection is the two-storey Melbourne Hotel and flanking Milligan Street to the north are an assortment of single and two-storey structures. On the south-east corner of the intersection and flanking Hay Street to the east are generally two-storey structures of earlier construction than *ANZ Bank (fmr)* with shop fronts at ground level. On the south-west corner of the intersection are the lower parts of the multi-storeyed QV-1 complex.

ANZ Bank (fmr) is divided into three tenancies on the ground floor while the first floor is occupied by the building owner. The main entrance to the ground floor level is by means of a new glazed jarrah door in the centre of the truncated façade at the corner of Hay and Milligan streets. The truncated portion of the façade is framed on each side by pilaster columns, capped with stylised ionic capitals, shaped to the 45 angle formed at the junction of the streets and the truncation. Over the capitals sits a heavy entablature capped by a curved pediment bearing a circular motif. Between the pilaster columns and separating the fenestration of the ground and first floors is a spandrel panel bearing a pattern of stylised low relief rectangular motifs.⁴⁶ The truncated façade is repeated for three bays along both Hay and Milligan streets with the main entrance replaced by a solid plinth adorned with horizontal bands; however, the last bay along Hay Street has a secondary entrance leading to the upper floor. A decorative pediment is worked into the head of the ground floor window on the Hay Street frontage adjacent to the truncation.

The Milligan Street façade is prolonged by a further six bays, the first two of which are slightly indented and the entablature over capped by an elongated version of the curved pediment over the main entrance. These six bays are similar to the three adjacent to the street corner but have less decoration, in that the pilasters have no capitals and the panels between the ground and first floor fenestration are plain. A cantilevered awning at street level stretches the length of these six bays. The southern bay of the six has a another secondary

⁴² *ibid.*, 92/1138. 29 September 1992.

⁴³ Certificate of Title, Vol. 843, Fol. 153, Office of Titles, DOLA.

⁴⁴ Certificate of Title, Vol. 2108 Fol. 493, Office of Titles, DOLA.

⁴⁵ Strata Plan 33018, Office of Titles, DOLA.

⁴⁶ It has not been possible to verify whether these motifs are associated with the E S & A Bank.

entrance leading to a staircase to the first floor level. The northern bay of the six has a wider entrance, filled with a roller door, leading to a single car bay.

The bays south of the roller door have been extended to the ground to form shopfront entries to a hair dressing school (two bays), and a bootmaker (one bay). This has been done using glazing framing which matches the original metal squared pattern of the highlights of the openings. The secondary entrance to the stairwell from Milligan Street has been replaced with a new jarrah framed glazed door and sidelight.

The horizontal elements; the entablature; the panels between the ground and first floor and the plinth, dominate the façade and contrast with the lighter pilasters and the yet more delicate mullions of the fenestration.

The finely detailed motif (possibly of the E S & A Bank with the text 'Ex dono dei') and general rendering (or precast) design and execution is of a high quality.

The former bank, now occupied by a computer company, is entered through the main entrance at the street truncation. The former banking chamber lies behind the first four bays of the façade along Milligan Street and the first three bays along Hay Street (including the truncated bay in each case). The chamber has a feeling of spaciousness and light, having a very high ceiling and large windows. The ceiling is coffered and has an intricate pattern of Art Deco motifs worked in plaster. All the bank counters and other furniture have been removed and replaced with a free-form design of counters and display cabinets with a contemporary lighting layout. The floor has been raised by three stair risers towards the north end of the former chamber.

At the north of the tenancy are partitioned offices and north of these the stairwell opening onto Milligan Street and, on the eastern wall the old strong-room. Between the strong-room and the stairwell is a flight of stairs with five risers which accounts for the original rise in the floor level at the north end of the building.

Further north is the bootmaker tenancy opening onto Milligan Street with male and female toilets to the east. Further north again is the hair dressing school tenancy which was once an enclosed carpark. The bootmaker and hair dressing school areas have been refurbished with plasterboard ceilings and period ceiling roses and cornices. Passages connect all three tenancies to the male and female toilets.

The staircase off Milligan Street returns on itself at mid-landing (dog-leg stair) and is constructed of dark stained timber.

To the east of the banking chamber, the other staircase leads from the secondary street entrances in Hay Street to the first floor. This staircase is in straight flights separated by a landing. The length of this staircase and the height between floors presents a daunting sight as one enters at its base and in full view of all the steps to be negotiated.

The first floor level has recently been completely re-fitted with new partitions, carpet floor covering and plasterboard ceilings with period ceiling roses and cornices. Tall jarrah framed glazed doors and sidelights have been incorporated.

13.3 COMPARATIVE INFORMATION

From World War One, the Inter-War influence replaced the federation facades of the bank buildings. The style frequently used was Inter-War Free

Classical or Inter-War Stripped Classical with Art Deco being employed in numerous cases.⁴⁷ *ANZ Bank (fmr)* is in the Inter-War Chicagoesque design style. From a brief survey of the HCWA place files it was noted that most of the work designed by Oldham, Boas, and Ednie-Brown was of an Art Deco architectural style with Federation influences with no mention of other buildings designed by them in the Inter-War Chicagoesque style.⁴⁸

Some of the major banks built in the metropolitan area during the Inter-War period, include the Commonwealth Bank in Forrest Place (1933), the Atlas Building on the Esplanade in Perth (1931), the former State Saving's Bank in Subiaco (1928), major additions to the E.S.&A Head Office on St George's Terrace (1928), Bank of Australasia in Fremantle (1938), the former Commonwealth Bank in Fremantle (1935), and the Commonwealth Bank in Mt Lawley (1938). These banks were typically two-storey or more high and had architectural influences of Art Deco, Inter-War Beaux-Arts, Inter-War Stripped Classical, and Inter-War Commercial Pallazzo.⁴⁹

The 'Statewide Survey of Banks 1829-1939, Southern Region, Western Australia', prepared for the National Trust of Australia (WA) indicates that the former Commercial Bank of Australia in Subiaco as being Inter-War Chicagoesque. It was built prior to 1930 (date unknown) and is a two-storey brick building with rendered detail. This is probably the only other bank that has this particular style of architecture.

Apperly, Irving and Reynolds indicate that Australian commercial buildings showed Chicagoan influences somewhat belatedly. They site the four-storey Sheffield House in the Hay Street Mall, which was designed by George Temple Poole and C.F. Mouritzen and built in c.1925-29 as being an example. According to the authors the heavy roof-line cornice, which is similar to *ANZ Bank (fmr)*, was a typical Chicago School device.⁵⁰

13. 4 REFERENCES

Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Banks 1829-1939, Southern Region, Western Australia', prepared for the National Trust of Australia (WA), November 1997. No key references.

13. 5 FURTHER RESEARCH

⁴⁷ Ball, J. op. cit., p. 25.

⁴⁸ HWCA place files.

⁴⁹ Ball, J. op. cit., survey of Perth, Fremantle, and Metropolitan Banks.

⁵⁰ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, Angus and Robertson, North Ryde, 1989, p. 181.