



## 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\*

*St George's House* is a fine example of the Federation Queen Anne style. (Criterion 1.1)

Whilst substantially reconstructed it is an important example of the work of John Talbot Hobbs. Hobbs was one of the key practitioners of the Federation Queen Anne style in Western Australia. (Criterion 1.2)

The prominent corner location of the building near the head of St George's Terrace, and the fact that it is now an unusual structure in St George's Terrace, contributes to the landmark quality of the place. (Criterion 1.3)

#### 11.2. HISTORIC VALUE

*St George's House* provides a tangible reminder of a time when there were substantial residences in St George's Terrace. (Criterion 2.1)

The place was one of several structures built in the central city by the Perth Diocesan Trustees during this period specifically to provide an income for the Trust. (Criterion 2.2)

*St George's House* is associated with the work of John Talbot Hobbs, who was the official architect for the Perth Diocesan Trust of the Anglican Church. Hobbs is considered to be one of the key practitioners of the Federation Queen Anne style in Western Australia. (Criterion 2.3)

The place is associated with the Perth Diocesan Trust of the Anglican Church. Being part of the Bishop's See, the headquarters of the Anglican Church, the place characterises the pre-eminence of the Anglican Church in Western Australia for many years. (Criterion 2.3)

The place was saved from demolition by Lord Alistair McAlpine (property developer, treasurer of Britain's Conservative Party and Chairman of St George's Investments (ACP)). (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**

*St George's House* is associated with the Perth Diocesan Trust of the Anglican Church and more specifically with the Bishop's See, which made a great contribution to the cultural, educational and spiritual development of the State in the second half of the nineteenth century. (Criterion 4.1)

*St George's House* is a tangible reminder of the residential nature of St George's Terrace from European settlement until the mid-twentieth century. (Criterion 4.2)

### **12. DEGREE OF SIGNIFICANCE**

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

*St George's House* is the only remaining residential building developed during the 1890s which remains extant on St George's Terrace. (Criterion 5.1)

*St George's House* is one of only two original buildings remaining on the Bishop's See, which at its peak contained six main buildings and associated structures constructed during the period 1857 to 1935. The other is Bishop's House. (Criterion 5.2)

*St George's House* demonstrates a former way of life in inner city Perth, and more particularly St George's Terrace, which has changed from predominantly residential occupation to commercial occupation. (Criterion 5.2)

#### **12. 2 REPRESENTATIVENESS**

*St George's House* represents the class of terrace housing considered appropriate for development on St George's Terrace during the later part of the nineteenth century. (Criterion 6.1)

*St George's House* is representative of the activities of the Perth Diocesan Trust in Perth, reflecting both their significant presence in the city for spiritual and educational purposes and also the need for the Trust to derive an income in order to continue their service to the community. (Criterion 6.2)

#### **12. 3 CONDITION**

*St George's House* is in good condition as a result of extensive restoration work carried out in 1987/88. Recent replacement of a verandah post and two beams to the rear of the building indicates an ongoing interest by the owner/occupant in the maintenance of the fabric. The grand spaces of the building and high level of finishes provide very good quality office accommodation.

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

Whilst the original intention of the design is somewhat obscured it can be understood with the help of the information provided by the documentary evidence. The current use is compatible and does not detract from the values ascribed to the place. Substantial restoration and reconstruction carried out in 1987/88 has ensured the long-term viability of the structure. Whilst once under-valued due to its poor condition and the additions and accretions that obscured its character, *St George's House* is now well presented. It retains aesthetic qualities valued by the community. It has a moderate to high degree of integrity.

## 12.5 AUTHENTICITY

The extensive changes implemented to the fabric over the history of the building and its poor condition at the time of the lease by Australian City Properties resulted in the need for substantial restoration work. Much of the interior fabric is period replica and external restoration also involved a high level of reconstruction. As such, *St George's House* has a low level of authenticity.

## 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Helen Burgess, Historian. The physical evidence has been compiled by Alice Steedman, Architect.

### 13.1 DOCUMENTARY EVIDENCE

*St George's House* is a two-storey building constructed in Federation Queen Anne style in 1891/92. It faces St George's Terrace on Perth Town Lot L26 and Pt Lot L25 and is situated within an area known as the Bishop's See, which is bounded by St George's Terrace, Spring Street and Mounts Bay Road and contains St George's House, Bishop's House and BP House.

In 1856, Bishop Hale, Perth's first Anglican Bishop, purchased five allotments on St George's Terrace in order to build a residence for himself and his family. Hale favoured this location because of the large grounds and natural spring that flowed all year round, and there were also some buildings on the site which could be utilised and incorporated into his residence.<sup>1</sup> The land purchased included Perth Town Lots L25, L26, L261/4 (purchased from Edward Hamersley) and L24 and L241/2 (from Alfred Hillman). Hale purchased additional land including L261/2 (from Lawrence Welch) in 1858 and was granted L263/4 after a section of Milligan Street was rezoned between Spring and Mount Streets.<sup>2</sup> These lots formed (and still form) the Bishop's See.

Hale built several buildings on the Bishop's See out of his own income including Bishop's House (1859; also known as Legacy House), Bishop's Cottage (1860; also known as Clergy House), Hale House (1872; also known as the Native Mission Cottage and Hale Cottage). The Bishop's See, comprising all these buildings, with the Bishop's House being the central focus, was to become one of the chief centres of Perth's social, intellectual and religious life for nearly a century.<sup>3</sup>

In 1875, Bishop Hale handed all his Perth properties over to the Perth Diocesan Trustees, leaving Western Australia to take up his appointment as Bishop of Brisbane.<sup>4</sup> Other buildings built on the Bishop's See by the Perth Diocesan Council after Hale's departure included *St George's House* (1891/92; also known as Bishop's Grove, Cardigan and Ingle Hall), St George's Mansion (c. 1930) and Bishop's Court (1935; also known as Bishop's Grove). All these residential properties were leased to private tenants to provide an income for the Diocese. Of all the buildings built on the Bishop See, both by Bishop Hale

<sup>1</sup> These other buildings were Edward Hamersley's house and stables. See HCWA Place No. 2093, 'Documentation of Places for Entry in the Register of Heritage Places: Bishop's House, April 1997', p. 6.

<sup>2</sup> The Perth Diocesan Trustees also had Perth Town Lot H5, which was on the other side of St George's Terrace, opposite L25. In 1882, this lot was transferred to James Murray Patton. Certificate of Title, Vol. 6, Fol. 145.

<sup>3</sup> Oldham, Ray, 'Lease Gave New Life', *The West Australian*, 20 August 1966, p. 21.

<sup>4</sup> Certificate of Title, Vol. 6, Fol. 145, 6 February 1880.

and the Perth Diocesan Council, only Bishop's House and *St George's House* are extant in 1998.

*St George's House* was constructed in 1891/92 as a set of three two-storey houses in conjunction with a pair of two-storey semi-detached houses, on Perth Town Lots L261/2 and L263/4 (where BP House now stands).<sup>5</sup> The houses were to the design of architect John Talbot Hobbs, who was the official architect for the Perth Diocesan Council. He arrived in Western Australia in 1887.<sup>6</sup> An entry in one of Hobbs' ledgers records the preparation of plans and specifications, and supervision of the erection of five houses on St George's Terrace and the erection of a fence. The cost of this work was £225/3/0 and it was commissioned in August 1891.<sup>7</sup>

A photograph taken in 1895 shows these two buildings, which were very similar in style.<sup>8</sup> Both have prominent gables facing the street, corbelled chimneys, single level verandahs with decorative timber-work and rendered quoins, string courses and dressings to the windows. Whilst the verandah extended across the whole façade of the semi-detached houses, *St George's House* has two separate verandahs on each of the two larger gable fronts and a small awning covering a secondary entry of the western side of the building. A photograph dated 1894, shows *St George's House* in more detail, including turned balustrades to the verandahs above the main entry porch and a further entry to the building on the eastern side similar to that on the west. The building was basically symmetrical.<sup>9</sup>

*St George's House*, and other buildings on the Bishop's See, had many name changes throughout their history; however, evidence suggests that both *St George's House* and the building on Lots L261/2 and L263/4, were originally referred to as 'Bishop's Grove' even though this name was later given to a set of flats located at 225 St George's Terrace. The name 'Bishop's Grove' is used in the two photographs which show *St George's House*, taken in 1894 and in 1895, referring to it and the other building as 'Bishop's Grove'.<sup>10</sup> On 31 January 1893, a tender was accepted by the Perth Diocesan Council from Musto Briggs & Gill for the construction of the 'Bishop's Grove' roadway.<sup>11</sup> Fred Alexander, in his book *Four Bishops and Their See*, refers to 'Bishop's Grove':

His [Riley's] income was drawn from government debentures, bank shares, Bishop Hale's Adelaide property, Hale Cottage, Bishop's Cottage, Bishop's Grove and a £50 travel pass. The gross income [in the early 1900s] amounted to £900.<sup>12</sup>

<sup>5</sup> The Perth Diocesan Trustees wrote to the Colonial Secretary in September 1891, requesting the consent of the Governor to '...the mortgage of Perth Town Lots 261/2 and 263/4 with the view of building dwelling houses'. Public Records Office File MN614/1, Acc. 2467A, Item 150, Diocesan Letterbook, 1876-1892, letter dated 5 September 1891. When viewed with other evidence, it does appear that the buildings were constructed at the same time.

<sup>6</sup> A brief history written on *St George's House* by Ken Musto in 1997 suggests that *St George's House* was built c. 1886 by Hobbs. However this date would appear incorrect in light of the documentary evidence sourced for this assessment, particularly in that Hobbs did not arrive in Western Australia until 1887.

<sup>7</sup> Public Records Office, File MN1460, Acc. 2780A/1, 1887-1895, J. T. Hobbs Ledger, p. 92.

<sup>8</sup> Battye Library Pictorial Collection, photograph 3858B.

<sup>9</sup> Battye Library Pictorial Collection, photograph 2969B/4.

<sup>10</sup> Battye Library Pictorial Collection, photographs 2969B/4 (1894) and 3858B (1895).

<sup>11</sup> Public Records Office, File MN614/1, Acc. 2467A, Item 141, Correspondence Index File, Anglican Church, 1892-1893.

<sup>12</sup> Alexander, Fred, *Four Bishops and Their See: Perth Western Australia 1857-1957*, UWA Press, Nedlands, 1957, p. 60.

*Wise's Post Office Directory* also refers to 235-239 St George's Terrace as 'Bishop's Grove' in its first edition of 1897. Previous editions do not list street numbers or the name of the building.<sup>13</sup>

A search through *Wise's Post Office Directory* traces the history of tenants in *St George's House*, and also indicates that the street address for *St George's House* may have once included No. 233 St George's Terrace. In 1897, four tenants are listed at 'Bishop's Grove' including George Leake, Mrs May Smith, Edward Hooper and George Berry. The number of tenants remains unchanged until 1906, when only three tenants are listed, being at 235, 237 and 239 St George's Terrace. In 1912, the building was being leased to tenants Miss C E Neill (233-235), Mrs E B Ward (237) and Mrs May Smith (239). From about 1915 until the 1960s, 235-239 St George's Terrace was operating either as two boarding-houses or as an apartment and a boarding house. Some of the names listed in the *Wise's Post Office Directory* as operating boarding houses are: Dickens Boarding-house (235) and Maginnis Boarding-house (237-239), 1923; Nisbet apartments (235) and Ayliffe Boarding-house (237-239), 1937; Mrs E L Dunning and Mr Edwd G Dunning (235) and Mrs H V Carter apartments (237-239), 1949.

In 1912, a two-storey high verandah was added on all four sides to *St George's House*, with only the central section facing St George's Terrace left untouched. The verandahs were eventually enclosed to accommodate more rooms.<sup>14</sup>

Extensive additions and alterations were carried out in 1939, to the eastern portion of the building then being referred to as 'Cardigan'.<sup>15</sup> The architects for these works were Hobbs and Winning, and the successful contractor was A James & Co., for a price of £3,060.<sup>16</sup> The works included the addition of a further 26 bedrooms and bathrooms and lavatories at the rear. The eastern gable end wall facing St George's Terrace was demolished and the building was renovated throughout. The front verandah and balcony 'were also altered and given a modern treatment in brick and concrete'.<sup>17</sup> The extent of these works to the eastern side of the building can be seen in a 1943 Metropolitan sewerage plan.<sup>18</sup> The western side appears unaltered (external walls given only) and a wing extends to the rear of the central unit. The plan also shows the residences to have cellars, and shows the location of out-buildings, fences and verandahs. A photograph taken in the 1980s shows the front gable cut back to a hip and a two-storey brick structure extending from the front of the building.<sup>19</sup>

---

<sup>13</sup> *Wise's Post Office Directory 1893-1894* lists Thomas, Leake, Wainscott, Parry, Jameson, Forrest and Lefroy on St George's Terrace, west of Mill Street. The 1895-1896 edition lists Jones (preparatory school), Smith, Leake, Henty, Woods, Parry, James, Forrest and Lefroy.

<sup>14</sup> Musto, Ken, (Oldham Boas Ednie Brown), 1997, Australian City Properties File, Application for Building Licence, 23 November 1912.

<sup>15</sup> Surveyor's Field Book c. 1942 shows the name 'Cardigan' as well as 'Ingle Hall'; however, no other reference has been found for the use of the name 'Ingle Hall'. The same field book shows the building next to St George's House which was built at the same time, but give this no name, referring to it only as a guest house. Public Records Office, File 3464, WAS 83, Item 4410, Filed Book - J. Flood, City of Perth Metro Sewerage, c. 1942.

<sup>16</sup> Building and Construction Journal, 7 July 1939, p. 10.

<sup>17</sup> *ibid.* The tender notice suggests that works were only carried out to St George's House and not to the other two-storey set of residences next door.

<sup>18</sup> Public Records Office, Metropolitan Sewerage, AN 134, WAA 8, Sheet 15, 25 September 1943.

<sup>19</sup> Photograph included in Jones Lang Wootton report held by Australian City Properties, no date.

Also in 1939, the Perth Diocesan Council modernised several other city properties. Tender notices show that 'Hale House' (in Spring Street) was modernised, with extensive alterations and additions being carried out; 'St George's Hall' and 'Crystal Hall' (both on the corner of Hay Street and Cathedral Avenue) also underwent renovations and alterations including the addition of a new 'modern style facade'.<sup>20</sup> Hobbs and Winning were the architects for all these works.

The name 'Bishop's Grove' was now being used to refer to a set of flats built in 1935 by the Perth Diocesan Council at 225 St George's Terrace (designed by Hobbs Forbes and Partners and also sometimes referred to as Bishop's Court). From 1940 onwards, *Wise's Post Office Directories* show 'Bishop's Grove Flats' being at 225 St George's Terrace. This building was demolished in 1986 to make way for St George's Square office tower.

During the 1960s, *St George's House* was converted from boarding houses into offices 'in response to higher rental values' and a lunch bar was provided on the ground floor.<sup>21</sup> Although no notice of demolition has been located, it would appear that during the 1960s the other residential building on Lots L261/2 and L263/4 was demolished to make way for BP House which was designed by Hobbs, Winning and Leighton and built in 1968.

By the early 1980s, the Perth Diocesan Trust was concerned that the Bishop's See was losing money.<sup>22</sup> A plan for the redevelopment of the site by Oldham Boas Ednie Brown, including three high rise office towers, a low rise office tower, a three-level podium structure, restoration of Bishop's House and gardens and 1,200 parking bays, was approved by Perth City Council. St George's Investments (later Australian City Properties (ACP)) obtained a 99 year leasehold of the 1.62 hectare property in 1986. The buildings in Bishop's See included *St George's House*, Bishop's House and BP House. Bishop's Grove Flats had been demolished for the St George's Square office tower development that included a tennis court, parterre garden and a car-park.<sup>23</sup> Included in the original lease conditions was the proviso that Bishop's House had to be restored and opened to the public.<sup>24</sup>

Although originally planned for demolition due to its dilapidated condition, Lord Alistair McAlpine (property developer, treasurer of Britain's Conservative Party and Chairman of St George's Investments (ACP)) decided to retain and refurbish the building and rename it *St George's House*. *St George's House* therefore became ACP's corporate headquarters.

In 1986, ACP commissioned the architectural firm, Oldham Boas Ednie-Brown, to carry out the restoration of *St George's House*, which involved partial conservation and partial adaptation with some new material being introduced. Much of the external timberwork (such as the picket fencing, verandah balustrades, and gable finials) had disappeared, the tuck-pointed brickwork had been painted, original roof sheeting had been

---

<sup>20</sup> *Building and Construction Journal* 23 June 1939, p. 10; 20 October 1939, p. 4.

<sup>21</sup> Musto, Ken, (Oldham Boas Ednie Brown), 1997, Australian City Properties File.

<sup>22</sup> Planning in 1980 was undertaken by P Griffiths of Chapman Taylor Partners in London and Peter Ames of Oldham Boas in Perth to cover the Bishop's See and Emu Brewery site.

<sup>23</sup> A Perth City Council report from the Planning Department to Councillors dated 3 January 1996, states that St George's Square was under construction in 1988 when a proposal to change the scope of the redevelopment of the Bishop's See was refused. This change included the retention of St George's House even though the restoration was underway. A revised proposal was given conditional approval in 1990.

<sup>24</sup> HCWA Place No. 2093, 'Documentation of Places for Entry in the State Register of Heritage Places: Bishop's House', April 1997, p. 6.

replaced, the original roof vents had gone and the single-storey front porches had been removed. Internally, larger rooms had been subdivided, new door ways added and original timber work and plaster mouldings had been either damaged or were missing.<sup>25</sup> The facade also now comprised of asbestos sheeting and louvre windows.

The outer layer of additions and alterations 'which hid its character for more than 50 years' was completely removed in 1987 reducing the number of rooms from 60 to 30.<sup>26</sup> Much of the original fabric, particularly the bricks, had to be replaced owing to its poor condition. Some, though not all, of the verandahs were also reinstated and the building was completely refurbished internally.

In 1996, a proposal was put before the Perth City Council to subdivide the Bishop's See to create a separate lot of 4,700 square metres, containing St George's Square and the parterre gardens (Lot A). The proposal included the retention of *St George's House* and Bishop's House on Lot B and the site of a proposed 50 storey office complex.<sup>27</sup>

Approval was given subject to the development of a minor Town Planning Scheme for the site to resolve plot ratio and car-parking distribution for the lots. St George's Square was sold in 1998.

Approximately half of *St George's House* is currently vacant or used for storage, the other half provides office space, amenities and meeting rooms for the current occupants.

### 13.2 PHYSICAL EVIDENCE

*St George's House* is located at 235-239 St George's Terrace, Perth near the corner of Mount Street. It is a two-storey brick and corrugated Colorbond steel Federation Queen Anne style building set back from the footpath behind a fence of limestone piers and wrought iron pickets. Gardens are set out in a formal manner with limestone paths and retaining walls, and plantings of agapanthus, roses, azaleas, wood violets and climbing vines. The site slopes gently down towards the east.

The main entrance to the building is centrally located and two additional entries are located along a verandah on the eastern facade and through a small annexe located on the western side of the building. Each entry has a corresponding gate and pathway leading from the footpath; however, the two additional gates are not currently in use and are padlocked.

BP House, a multi-storey brick office building is located to the west, and to the east is the St George's Square office tower. At the rear of the building is a long timber-framed carport with a hipped corrugated iron roof that flanks the eastern wall of BP House. Vehicular access to this parking area is via Spring Street and a brick paved turning circle. Further landscaped gardens are located at the rear of the building.

The northern (St George's Terrace) facade of the building consists of three gable fronts. The central gable is smaller than the other two and is flanked by two small skillion roofed verandahs all of which sit above an arcaded porch containing the main entry. The floor of the porch is finished in new tessellated

<sup>25</sup> Musto, Ken, (Oldham Boas Ednie Brown), 'A brief History of St George's House', 1997, Australian City Properties File.

<sup>26</sup> Daily News, 26 May 1987, p. 7.

<sup>27</sup> Perth City Council report from the Planning Department to Councillors dated 3 January 1996, File reference CP 1.12 5/8/19.

tiles dating from the 1987-88 campaign. These were chosen to match the colour and design of the few remaining original tiles.<sup>28</sup> The ceiling is finished in reeded timber boarding. The floor on the first floor is oiled tongue and grooved boards and the ceiling is ripple iron.

The three gables have simple bargeboards, finials and brackets and two gable vents are located in each of the larger gable ends. Timberwork to the verandahs is also simple consisting of cross-braced balustrade and arched verandah beams on the upper level. Decoration of the timber is limited to stop chamfering.

The brick work to the front and sides of the building is tuck-pointed Flemish bond and rendered dressings have been applied to quoins, string courses, external skirtings, window and door surrounds, around gable vents and to the columns, face, keystones, astragals and frieze of the arcaded porch. Much of the tuck-pointing was redone during the 1987-88 campaign,<sup>29</sup> and has involved a considerable amount of re-facing of the brickwork. The rendered dressings have been painted.

Six chimneys protrude through the roof. All are face brick with intricate corbelling and an unpainted rendered band.

The entry to the western side of the building is located in a small two-storey, hipped-roofed annexe that protrudes from the western façade. A timber-framed verandah, in similar detail to the front of the building, shelters the entry. The verandah floor also has tessellated tiles and the ceilings of both the ground and first floor levels of the verandah are finished in ripple iron.

The eastern entry is located on the first level of a two-storey verandah that runs the entire length of the eastern façade. The timber structure of the verandah is supported on a limestone footing that also serves as a retaining wall compensating for the substantially lower ground level of the adjacent St George's Square development. A short flight of timber stairs leads up to the first level of the verandah at the north and south ends. On both levels the flooring is oiled tongue and grooved boards and ceilings are ripple iron. Detailing of the posts, beams and balustrades is the same as the western entry.

All entry doors are six paneled and surrounded with sidelights and highlights. The uppermost panels are glazed with diamond pattern leadlight except for the eastern entry which has a clear glazed door and sidelights and a large arched highlight in obscure glass. Windows are predominantly double hung sashes with clear glazing. With the exception of those windows facing St George's Terrace, each sash is divided in two by a vertical glazing bead. A number of sashes were replaced or substantially reconstructed during the 1987-88 campaign.<sup>30</sup> A large arched window located on the first floor above the eastern entry is divided into small panes and is not original. A number of the large sash windows have timber panels below sill height that extend to the floor. Although now fixed in position, there is evidence that these once would have opened to allow access on to the verandah.

Part-glazed French doors open onto a verandah at the rear of the building, which is set back between the two protruding wings of the east and west elevations. The brickwork is face brick in an English bond and shows evidence of changes to openings and re-pointing of mortar. Verandah

---

<sup>28</sup> Musto, Ken. (Buchan Group), telephone conversation with I. Elliot, 10 December 1998.

<sup>29</sup> Ibid.

<sup>30</sup> Ibid.



detailing is similar to elsewhere with the exception that the ground level floor is brick paved. A verandah post and two beams have recently been replaced and are currently unpainted.

Eaves are timber battened and gutters are an ogee profile in Colorbond finish to match the roof. All external fabric appears in good condition.

Internally the building is consistently detailed with painted hard plastered or plasterboard walls, deep coved plaster cornices, decorative ceiling roses, decorative timber picture rails, skirtings and architraves, and timber mantle pieces in a variety of designs. Most floors are carpeted with the exception of the bathrooms, which have marble tiles, and the first floor kitchen and two short corridors on the ground floor, which have proprietary timber flooring. Finishes are generally of a high standard and in good condition. Much work is reproduction rather than restoration of original fabric.

The design intent of the building as three separate dwellings is identifiable from the existence of three grand entry foyers with elegant staircases leading to the first floor, and also by openings cut through two 350mm (approximately) thick dividing walls running north-south through the building. Large rooms are generally located at the front of the building; however, original layout and function of each separate dwelling unit is difficult to determine due to changes in openings and the addition of stud framed walls.

The three staircases have turned balustrades and newel posts in a dark stained and oiled finish. The fabric of the staircases is original. The below-stair spaces are enclosed with timber paneled walls forming storage spaces. The stairs servicing the east and western side of the building have corridors extending southward from the landing as a result of lower ceiling heights in the ground floor rooms at the rear of the building. The upper flight leads to a further corridor and rooms that extend over the grander rooms at the front of the building. This is also evident when viewing window head heights on the eastern elevation of the building. The landing of the central staircase has only a French door leading onto the verandah at the rear of the building and all rooms of the first floor of the central space are at the one level.

### 13.3 COMPARATIVE INFORMATION

John Talbot Hobbs produced a large body of work as a sole practitioner from 1890 and after 1905, in the partnership of Hobbs, Smith and Forbes. According to an unpublished biography, Hobbs' clients were prominent members of the community for whom he designed many large residences. Over 25 are extant in Peppermint Grove.<sup>31</sup>

A log of Hobbs' work from 1890-1905 in Perth City shows 35 projects, although it is unclear whether or not all of the buildings were constructed, and, as the street numbers are not listed it is difficult to determine the number of extant buildings. The projects are as follows:

- 15 residences (listed variously as house, home, villa and semi-detached villa);
- 13 commercial developments (shops, offices, hotels, etc.); and,
- 6 structures for the Perth Diocesan Trustees including St George's House (1891/2), adjacent residence (c. 1893), shops and hall (1895), parsonages (1895 and 1897) and church offices (1896).<sup>32</sup>

<sup>31</sup> Macaulay, C., 'Hobbs, Joseph John Talbot', n. d. Battye Library PR 14514/1.

<sup>32</sup> Public Records Office, MN 1460, 2780A, 4618A. 2595, J T Hobbs.

The former Hill's Residence at 292 Hay Street has been attributed to Hobbs (1895)<sup>33</sup> and exhibits turned timber balustrades, rendered quoins and string courses, as well as ribbed and corbelled brick chimneys, all reminiscent of *St George's House*. This building is in poor condition.

The Weld Club (1891) also exhibits similar detailing to *St George's House* in the verandah balustrades and beams. Although not designed as a residence, the Weld Club is domestic in scale and detail.

Hobbs' style was predominantly Federation Queen Anne and he has been noted as one of the key practitioners of the style in Western Australia. The 1890s gold rushes resulted in booms in both population and wealth, and there is still a large remnant body of domestic architecture exhibiting Queen Anne and Bungalow aesthetics, and to a lesser extent Arts and Crafts, from this period. *St George's House* was specifically designed for an inner city location and formally addresses the street with its elaborate arcaded porch. The entrances of other residences of this period tend to be contained under verandahs which continue around either side of the building. The pair of brick and iron two-storey semi-detached residences at 1 Museum Street, Northbridge, also designed in the Federation Queen Anne style, provide an example of this.

*St George's House* remains a rare example of the Federation Queen Anne style applied to an inner city terrace.

#### **13.4 REFERENCES**

No key references.

#### **13.5 FURTHER RESEARCH**

-----