



# 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

The arrangement of industrial structures and the visual character of the older buildings are widely appreciated. (Criterion 1.1)

Specific elements of the maltings are fine examples of industrial aesthetics, particularly the brick wall of the old Barley Shed on Palmerston Street. (Criterion 1.2)

Despite the demolition of some elements, the place remains an industrial landmark due to the scale and type of building forms. (Criterion 1.3)

The diversity of the built form and the way in which several of its buildings address the street frontages, creates a significant streetscape. (Criterion 1.4)

### 11.2. HISTORIC VALUE

*Maltings Plant (fmr)* was an integral part of the brewing industry in Western Australia since the Gold Boom period and its presence contributed substantially to the pervasive influence of the brewing industry, the economic development of the locality and the stability of the barley industry in WA. (Criteria 2.1 & 2.2)

*Maltings Plant (fmr)* has associations with prominent people in Western Australian history. *Maltings Plant* was established by David W Harwood, once proprietor of Stanley Brewery, Chief Brewer at Swan Brewery, Perth City Councillor, Chairman of the Perth Roads Board. The Barrett family, later owners of *Maltings Plant*, was also involved in the operations of the Swan Brewery. (Criterion 2.3)

*Maltings Plant (fmr)* is also associated with the large number of people who worked at the place and lived in close proximity to plant. *Maltings Plant* played an important part in the local brewing industry, which in turn impacted on Western Australian culture. (Criterion 4.1)

*Maltings Plant (fmr)* is associated with the development of the brewing industry in Western Australia, particularly the local production of malt. The older buildings, particularly No. 2 Malthouse, have an inherent historical significance with respect to the process of malting. The Malthouse was of an advanced design when constructed in 1899, having a floor ventilation system when, traditionally, malt was turned on an impervious surface. (Criterion 2.4)

### **11. 3. SCIENTIFIC VALUE**

Through interpretation on the site, some elements of the place have the potential to yield information about the process of malting. (Criterion 3.2)

### **11. 4. SOCIAL VALUE**

The scale of *Maltings Plant (fmr)*, its industrial character and its prominent location all contribute to an understanding of the historic development of the area and thus contributes to the community's sense of place. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

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

*Maltings Plant (fmr)* is one of the few remaining industrial sites in the inner city area of Perth and is one of only two maltings plants surviving in Perth. (Criterion 5.2)

### **12. 2 REPRESENTATIVENESS**

*Maltings Plant (fmr)* demonstrates certain aspects of Northbridge's former industrial character and is representative of the historic development of the area. (Criterion 6.1)

*Maltings Plant (fmr)* is representative of a maltings plant and has the potential to demonstrate the processes associated with such a plant dating from 1899. (Criterion 6.2)

### **12. 3 CONDITION**

*Maltings Plant (fmr)* is generally in a fair condition.

### **12. 4 INTEGRITY**

The integrity of *Maltings Plant (fmr)* is low. The place is no longer used as a maltings and a majority of its buildings and structures have been removed since the closure of the place in August 1998 and its subsequent redevelopment.

### **12. 5 AUTHENTICITY**

Overall, the place has a moderate degree of authenticity.

## **13. SUPPORTING EVIDENCE**

Attached are key sections of the supporting evidence prepared by Hocking Planning and Architecture Pty Ltd: 'Union (Joe White) Maltings, Conservation Plan' (prepared for Landcorp, April 1995).

### 13.1 DOCUMENTARY EVIDENCE

For a detailed discussion of the documentary evidence, refer to:

the Conservation Plan by Palassis Architects: 'Joe White Maltings Ltd, Northbridge, Conservation Plan' (prepared for Joe White Maltings, April 1996); and,

the Conservation Plan by Hocking Planning and Architecture Pty Ltd: 'Union (Joe White) Maltings, Conservation Plan' (prepared for Landcorp, April 1995).

Joe White Maltings ceased operations at the Northbridge site in August 1998 and moved to a new site in Forrestfield. Since that time, Australand Holdings Ltd and their architects, The Buchan Group, have commenced development of the site to convert it for residential use.

The development necessitated the demolition, or partial demolition, of some of the buildings identified in the earlier Conservation Plans.

The following outlines the extant original buildings and their proposed use in the residential development<sup>1</sup>:

No. 2 Malthouse (1899): only the ground floor has been retained, which is to become the complex's interpretative centre, featuring the pneumatic malting beds. The first and second floors are to be replaced using a ring load technique so that no weight is placed on the original central paired row of columns. The load will be spread evenly over the external masonry walls. The upper floors are to be used for service purposes.

Former Stables (c. 1907): this building is to be converted to a cottage.

Former Wesfarmers Honeypool Building (c. 1925): this building has been gutted and the floors are to be reinstated at their original levels.

Kilns No. 1, No. 2 and No. 3: kilns No. 1 and No. 2 are to be retained to first floor level only. The above floors are to contain new apartments, which will respect the rhythm of the existing buildings. The ground floors of the kilns are to become public areas for residents and will include workshops, a gymnasium and lounge. The fire boxes, switchboards and vents are to remain in situ, as are the majority of hoppers. All existing doors and windows are to be kept, with some additional openings made. The upper floors of Kiln No. 3 are to be converted into residential apartments.

Malt Cleaning Shed (pre-1937): the malt cleaning shed is to be converted to a single apartment.

Barley Store (c. 1937): the back half of the barley store has been taken off and the trusses removed. The trusses will be conserved and reinstated, and the remainder of the shed rebuilt as apartments.

In spite of plans to retain the laneway wall of Malthouse No. 1, it was necessary to demolish the wall due to the failing brickwork. The laneway is to be reinstated.

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<sup>1</sup> This information is based on a site visit to The Maltings development on 11 August 1999 by Heritage Council staff and discussions on site with representatives from Buchan Group Architects and Australand Holdings.

In addition to the buildings, a number of artefacts (equipment relating to the malting process) will remain in situ or will be displayed in the interpretative centre).

Several new buildings are to be constructed on the site as part of the conversion to residential use. These include home offices, cottages, town houses and apartments.

### **13.2 PHYSICAL EVIDENCE**

For a detailed discussion of the physical evidence, refer to:

the Conservation Plan by Palassis Architects: 'Joe White Maltings Ltd, Northbridge, Conservation Plan' (prepared for Joe White Maltings, April 1996); and,

the Conservation Plan by Hocking Planning and Architecture Pty Ltd: 'Union (Joe White) Maltings, Conservation Plan' (prepared for Landcorp, April 1995).

Subsequent to the completion of the above Conservation Plans, Joe White Maltings ceased operation on the site in August 1998. Since that time, Australand Holdings Ltd has commenced work in converting the site to a residential complex. Demolition and adaptation of buildings is to be done in accordance with Heritage Council of Western Australia and City of Vincent development approvals. Work commenced in January 1999.

### **13.3 REFERENCES**

Conservation Plan by Palassis Architects: 'Joe White Maltings Ltd, Northbridge, Conservation Plan' (prepared for Joe White Maltings, April 1996).

Conservation Plan by Hocking Planning and Architecture Pty Ltd: 'Union (Joe White) Maltings, Conservation Plan' (prepared for Landcorp, April 1995).

### **13.4 FURTHER RESEARCH**

This assessment was updated in July 2014 in relation to information about David (Daniel) W Harwood when it was discovered he had not been an MP, as previously stated in the Historic Values under Criterion 2.3. Research confirmed that in 1894 Harwood ran for the Legislative Council in the South West Province, and for the Legislative Assembly in 1895 in the Murray by-election. On both occasions he was unsuccessful in being elected. He died in Caulfield, Victoria on 22 January 1932.