



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.11.5 Retailing food and beverages
- 3.13 Developing an Australian manufacturing capacity
- 3.19 Marketing and retailing
- 4.1.5 Developing city centres

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 310 Manufacturing and Processing
- 309 Technology and technological change
- 104 Land allocation and subdivision

11.1 AESTHETIC VALUE*

The place is a fine example of a light industrial building in the Inter-War Functionalist Style, with a substantial formal street façade constructed in 1928 and extended in 1942 and 1943. (Criterion 1.1)

The place is important for its design achievement of incorporating the symmetrical façade of the 1928 building into the balanced façade of the 1943 development. (Criterion 1.2)

The place contributes to the Money Street streetscape with its substantial formal street façade and is a recognised landmark in the community. (Criterion 1.3)

11.2. HISTORIC VALUE

The place is a light industrial complex developed during the period of economic growth in the mid to late 1920s. The 1942 and 1943 extensions reflect the importance of light industry in supplying the armed forces during World War II. (Criterion 2.1)

The place was a Western Australian operation associated with the production of aerated drinks and cordials from 1928 to 1966, when it was taken over by the Coca-Cola Company. Mackays was one of a number of locally based soft drink

* 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.

and cordial manufacturers that thrived in the early 20th century, prior to the domination of the market by multinational companies. (Criterion 2.2)

The place is associated with, and represents the work of two well-known Western Australian architectural firms, Oldham Boas & Ednie Brown (1928) and Powell, Cameron and Chisholm (1942-43). (Criterion 2.3)

The place is associated with three generations of the Thomson family who operated the Mackays Aerated Waters Factory from 1928 to 1966, initially in association with Francis McKay until his death in 1933. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

As a light industrial building, with formal streetscape qualities, which has existed in the locality since 1928, the place contributes to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The place is one of the few light industrial buildings of the interwar period extant in the inner city area of Perth and is therefore rare. (Criterion 5.1)

The place is important in demonstrating a manufacturing function that is no longer practiced, since similar manufacturing is now practised on larger economies of scale. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The place is a fine example of a light industrial building of the interwar period, in the Functionalist style. (Criterion 6.1)

The place is representative of the work of the architectural firms, Oldham Boas & Ednie Brown (1928) and Powell, Cameron and Chisholm (1942-43). (Criterion 6.1)

12. 3 CONDITION

The place is in fair condition, although there is evidence of lack of maintenance.

12. 4 INTEGRITY

The place is utilised for warehousing activities. It therefore has a moderate degree of integrity.

12. 5 AUTHENTICITY

The place has a moderate to high degree of authenticity. Although there have been some modifications to the place over time to accommodate changing needs, most of the original fabric is intact.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Palassis Architects with Wayne Moredoundt in May 2001, with amendments and/or additions by HCWA staff and the Register Committee

13.1 DOCUMENTARY EVIDENCE

Money Street is situated on land that was originally part of Lake Thomson, with the development of this area linked to the original use of the lakebeds for agricultural purposes and, later, in providing space for housing in the population boom created by the gold rush of the late 19th century.

The site chosen for the main administrative centre for the Swan River Colony was a ridge situated between the Swan River to the south and a chain of fresh-water lakes and swamps to the east and north. Although the value of these wetlands was not appreciated initially, by 1840 an attempt to drain such an area for gardening purposes was made by Thomas William Mews. Mews, a shipwright and boat builder, owned Suburban Lot 28, which incorporated Lake Thomson, drained some of the lake bed in order to cultivate vines and fruit trees.¹

In the two decades from 1850, city streets extended northwards, and land to the immediate north of the city was marked out for town lots. William Street (known as Hutt Street north of the city) was extended to Newcastle Street (then Ellen Street), but ended there, blocked by Lake Thomson.² After the death of Thomas Mews in 1877, ownership of Lake Thomson land was transferred to his son, James Robert Mews. In the 1880s, James Mews began to sell off parcels of this land, with a portion acquired by solicitor, S.H. Parker. On a section including a house that had been used by Mews as a residence, Parker developed the Beaufort Arms Hotel.³

With the gold boom of the late 1880s and 1890s the population increase in Perth encouraged investment in land and speculative building for housing and business premises. In 1892, B.H. (Harry) Anstey amalgamated seven separate parcels of land, which he developed into a 9.1ha residential subdivision. This subdivision included Money, Parker (Lindsay), and Moore (Monger) Streets, and Robinson Avenue. Hutt (William) Street was extended north through the estate, and Ellen (Newcastle) Street formed the southern boundary. A reserve for the lake's drain feeding into Claise Brook passed through the estate, and was known at various times as Forbes Lane, Beaufort Lane, Parry Lane, and finally, Little Parry Street.⁴

During the mid 1890s, settlement in the area was scattered between Beaufort and Money Streets, with large areas remaining vacant. The 1890s gold boom, which resulted in a dramatic increase in the city's population, led to this area becoming more densely settled. Various types of cottages, and a few commercial premises, providing a range of goods and services, began to appear along the streets during the latter half of the 1890s. Significant buildings included the Beaufort Arms Hotel on the corner of Beaufort and Newcastle Streets (since demolished), Henry (Harry) Moore's bakery and flour mill, in Lindsay Street, and Mackay & Co's Aerated Waters Factory in Money Street.

1 *Perth Gazette*, 10 October 1840, p. 3.

2 C.T. Stannage, *The People of Perth*, Perth City Council, 1979, p. 128.

3 City of Perth Rate Books, 1884-1891.

4 DOLA Plan 613; PWD Sewerage Plan c. 1900.

The City (between the Swan River and the railway, and between William and Barrack Streets) was well established in its role of political and economic dominance. It has been argued that most non-British migrants preferring to live north of the railway line avoiding proximity to the seat of government and officialdom. In addition, poorer people of various backgrounds continued to live in East Perth, where accommodation remained relatively affordable.⁵

In 1895, George Drabble acquired Lots 106 and 124, bordering the south side of a drain reserve, and Lot 126 on Lindsay Street. Initially he constructed a pair of semi-detached residences on Lot 126, while the other two lots remained vacant. PWD sewerage plans indicate a fenced area with a well on Lot 106, possibly used for grazing purposes.⁶ In 1928, Lots 106 and 124 were purchased by Francis Charles McKay and James Thomson, cordial manufacturers, who already operated a cordial manufacturing business at 38-42 Monger Street.⁷

Under the impetus of a gold-based prosperity, a variety of manufacturing industries grew up at the end of the 19th and beginning of the 20th century. By 1906, over 13,000 people – around 15% of the state's workforce – were employed in secondary industry with some of the main manufacturing employers being timber mills (3547 workers), metal works and machinery (2453), boot, clothing and dress-making (1895), printing works (1087), and brick and lime works (665). Soft drink factories and breweries were the fifth largest manufacturing employers in Western Australia, with a workforce of 997.⁸

In Western Australia's thirsty climate, makers of beer and aerated waters were among the most prosperous manufacturers. Between Federation and World War I there were more than fifty breweries in the state, many in country and goldfields towns. There were also many soft-drink manufacturers, including McKay and Thomson in Monger Street, Perth Aerated Waters in Wellington Street, Golden West in Leederville, and W. Letchford in Fremantle. Manufacturers in country areas included Stokes in Bunbury and Trefusis in Geraldton.⁹

Mackays Aerated Waters Factory (fmr) comprises a 1928 factory building at 22 Money Street (Lot 106) extending through to Lindsay Street (Lot 124) and 1943 additions fronting 14 to 22 Money Street. The 1943 additions required the demolition of houses at No. 18 (Lot 107), No. 14 (Lot 108), and No. 10 (Lot 109).

McKay had been a hotelkeeper in Kalgoorlie where he leased the British Arms Hotel from 1900 to 1923. In that year he purchased the property, selling the hotel in 1924, when he moved to Perth. There he joined James Thomson as partner in the new business in Monger Street, trading under the name of Mackay and Co.¹⁰

With the purchase of Lots 106 and 124 in 1928, Thomson and McKay commissioned architects Oldham Boas and Ednie-Brown to design the brick and iron factory building, which was constructed in the same year.¹¹

5 Joseph Gentili, *Italian Roots In Australian Soil: Italian Migration to Western Australia, 1829-1946*, Italo-Australian Welfare Centre, Perth, 1983, p. 66.

6 WAGR sewerage plan, 1910.

7 Cert. of Title, Vol. 75, Folio 137 and 138, 14 Oct 1895, 17 May 1928; City of Perth Rate Books, 1910-30.

8 Ted Joll, '1901-1930', in P. Firkins, (ed.), *A History of Commerce and Industry in Western Australia*, UWA Press, Perth, 1979, p. 43; John Hutton, *Manufacturing Industry and Western Australian Development*, UWA Press, Perth, 1966, pp. 19-20.

9 Joll, '1901-1930', pp. 46-47.

10 Registrar-General's Pioneer Index (WA). Battye Library, microfiche. The name of the company is spelt differently to the name of the co-owner. See also Post Office Directory for 1932, pp. 594, 595.

11 City of Perth Planning Files, 902/28, July 1928, floor plan and site plan.

With Francis McKay's death on 29 August 1933, his interest in the Money Street property was acquired by Thomson, who continued trading under the business's existing name.¹² Later in 1934, Thomson died at sea on his way back to Australia from a visit to Scotland. Title to the Money Street land was transferred to his widow, Jesse Thomson, and two other executors of the estate on 11 February 1935.¹³ On 1 December 1936, following the death of one of the executors of the estate, title to Lots 106 and 124 was passed to John Stephen Smith and Jesse Thomson who became joint proprietors of the land by survivorship.¹⁴ By virtue of a vesting declaration contained in a Deed of Appointment of new trustees (dated 1 July 1937) the estate and interest of John Stephen Smith and Jesse Thomson was vested in Jesse Thomson and Rowland Vivian Slee.¹⁵ In 1942, Jesse Thomson married Charles Reeves. Between 1939 and 1945, Jesse Reeves (nee Thomson) and Rowland Slee purchased the adjoining properties at No. 18 (Lot 107), No. 14 (Lot 108), and No. 10 (Lot 109) Money Street and incorporated them into the extensions to *Mackays Aerated Waters Factory (fmr)* premises.

Number 10 Money Street (Lot 109) was acquired in 1897 by Evelyn Eliza Baker, with a residence on the land built sometime the following year, at which time it was occupied by Evelyn and her husband, Thomas Henry Baker.¹⁶ Also in 1897, the adjoining Lot 108 (14 Money Street) was purchased by Evelyn Baker's mother, Eliza Ann Meakins.¹⁷ Although the PWD sewerage plan of 1897 shows a large structure on the Lot 108, a residence is not recorded until 1899, when the occupiers are listed as Eliza Ann and Joseph George Meakins.¹⁸ In 1904, mother and daughter exchanged property titles, with Eliza Meakins now holding the title to 10 Money Street (Lot 109) and Evelyn Baker the owner of 14 Money Street (Lot 108).¹⁹ In fact the two families had already swapped residences in 1900, according to the Rate Book entry for that year.²⁰

In 1909, Eliza Meakins sold 10 Money Street to Patrick Mulligan.²¹ Initially the property was leased by Mrs Mary Jones, until 1914, when Patrick Mulligan resided there himself.²² Within a few years, the residence was rented out with George Ernest West acquiring the property in 1935. In 1945, the title to 10 Money Street was transferred to Jessie Reeves and Rowland Slee.²³

After Evelyn Baker had acquired the title 14 Money Street in 1904, she and her husband Thomas Baker resided there until the property was transferred, in 1909, to Eli Plummer, of Nottingham, England.²⁴ The following year the property was transferred to Eli Plummer's son, Frederick Robertson Plummer, and in 1911 to

12 Certificate of Title, Vol. 75, Folio 137 and 138, 17 January 1934.

13 Death and Funeral Notices, *West Australian*, 30 September 1934; Certificate of Title, Vol. 1036, Folio 982, 11 February 1935.

14 Certificate of Title, Vol. 1036, Folio 982, 1 December 1936.

15 Certificate of Title, Vol. 1036, Folio 982, Application 890/1939.

16 Certificate of Title, Vol. 108, Folio 6, 17 January 1987; Registrar General's Marriage Index (microfiche); City of Perth Rate Books, 1896-1900.

17 Certificate of Title, Vol. 136, Folio 19, 26 October 1897.

18 PWD Sewerage Plan 5647, sheet 7, 1897; City of Perth Rate Books, 1896-1900.

19 Certificate of Title, Vol. 108, Folio 6, 12 Aug 1904, Certificate of Title, Vol. 136, Folio 19, 12 Aug 1904.

20 City of Perth Rate Books, 1896-1900.

21 Certificate of Title, Vol. 108, Folio 6, 15 May 1909.

22 City of Perth Rate Book, 1910; Post Office Directories, 1910-14.

23 Post Office Directories, 1915-35; Certificate of Title, Vol. 942, Folio 77, 17 December 1935; Certificate of Title, Vol. 942, Folio 77, 5 July 1945.

24 Certificate of Title, Vol. 136, Folio 19, 31 March 1909.

the latter's wife, Mary Rowena Martha Plummer.²⁵ A short time later, the property was again transferred, to Jennie Vogt.²⁶ Jennie Vogt, and her piano tuner husband Fritz Vogt, already owned 15 Money Street, where they resided from 1903 to 1921.²⁷ The Vogt's utilised the property as an investment, with the residence rented out.²⁸ When Jennie and Fritz Vogt moved from Money Street in 1921, they subsequently sold both their properties, with 14 Money Street purchased by Anthony Nelson Austin, an engineer and pattern maker with a business in East Perth.²⁹ 14 Money Street continued as a rental property.³⁰

In 1925, title to 14 Money Street was acquired by Eva Mary Collings who continued to lease out the property until her death in 1941. A short time after this, the title to 14 Money Street was transferred to Marjorie Valentine Glasson, the executor of the estate of Eva Collings.³¹ Two years later, 14 Money Street was purchased by Jessie Reeves and Rowland Slee.³²

Lot 107, 18 Money Street, which along with Lots 108 and 109 would later be used in the expansion of *Mackays Aerated Waters Factory (fmr)*, was purchased by Margaret Miller in 1897. Margaret and her husband, James, were already living at 18 Money Street at this time, in a house constructed c.1895.³³ By 1910, the property at 18 Money Street was rented out, and continued to be so after transfer of the title to Margaret Miller's son, Thomas Ker Miller, in 1914.³⁴ The property was acquired by Morris Zusman in 1920 and, in 1923, by Charles Young.³⁵ In 1939, 18 Money Street was purchased by Jessie Thomson and Rowland Slee.³⁶

In 1942, the first alterations to *Mackays Aerated Waters Factory (fmr)* were undertaken, with plans drawn up by architects Powell, Cameron and Chisholm,³⁷ and building work carried out by Hawkins and Son. This work involved adding a single storey manager's office and general office at the front of the building, with a rendered parapet façade to the street front.

In 1943, more extensive alterations and additions, a continuation of the work begun the previous year, extended the factory building across the adjoining lots. The façade was carried across the front of numbers 18 and 14 Money Street, with the words 'Mackay and Co 1943' added at this time. Plans of the works undertaken indicate that the residences at 10, 14 and 18 Money Street were demolished in the process.³⁸ In addition, in 1946 a thirty-foot high mild steel boiler stack was installed in the 1928 factory building.³⁹ It was possible for the

25 Certificate of Title, Vol. 440, Folio 117, 24 August 1910, 10 February 1911.

26 Certificate of Title, Vol. 440, Folio 117, 12 June 1911.

27 Certificate of Title, Vol. 165, Folio 109, 17 February 1903; City of Perth Rate Books, 1910-20.

28 City of Perth Rate Books, 1910-20.

29 Certificate of Title, Vol. 440, Folio 117, 15 December 1922

30 City of Perth Rate Books, 1920-25.

31 Certificate of Title, Vol. 440, Folio 117, 26 February 1925, 16 July 1941.

32 Certificate of Title, Vol. 1075, Folio 436, 11 January 1943.

33 Certificate of Title, Vol. 107, Folio 124, 16 March 1897; City of Perth Rate Books, 1895-1900.

34 Certificate of Title, Vol. 107, Folio 124, 18 November 1914; City of Perth Rate Books, 1910-20.

35 Certificate of Title, Vol. 605, Folio 194, 31 January 1920, 5 June 1923.

36 Certificate of Title, Vol. 605, Folio 194, 15 February 1939.

37 City of Perth Planning Files, 0002/42, September 1942.

38 City of Perth Planning Files, 0073/43, February 1943,

39 City of Perth Planning Files, 0664/46, August 1946.

Company to carry out this construction project in spite of wartime stringencies because Mackay and Co. products were supplied to the armed forces.⁴⁰

Mackays Aerated Waters Factory (fmr) produced a large range of aerated waters, fruit juices and cordials, syrups for ice blocks and milk bars, and aerated English cider and brewed ginger beer. The Company's ginger beer was sold in 5, 10 and 18 gallon kegs, with the larger size bought by retailers who sold the brew by the glass, while the smaller sizes were purchased for private functions and parties.⁴¹

A description of the Mackay operations was contained in a 1948 publication for secondary students. Much of the production was, by this time, automated. Aerated water fillers which would automatically syrup, fill, and carbonate the beverages could produce two hundred dozen large bottles of soft drink per hour. In summer, even this speed was insufficient, with the factory having to operate 14 or 15 hours a day to keep up with seasonal demand.⁴² The factory also contained an automatic bottle washing plant, each unit capable of cleaning one hundred dozen bottles an hour. Each bottle would at first receive a warm water soak, then two hot caustic soaks, and finally three washes in cold water to finish the cleaning.⁴³

In another part of the factory, ginger beer and hop beer were brewed and either barrelled or bottled for sale. While these products were still popular drinks, there was, apparently, less demand for them than there had been a few years earlier. The public taste now seemed to favour aerated fruit juices which, according to their promoters, contained 'energising and digestive properties', with 'a definite food value'. After production, Mackay's goods would be distributed all over the state by the Company's fleet of 12 trucks.⁴⁴

In 1950, after the death of Rowland Vivian Slee, Jesse Reeves assumed sole ownership of *Mackays Aerated Waters Factory (fmr)*. In 1955, title to the land on which the business was situated was transferred to a syndicate of family members – Jessie Reeves and her daughters, Margaret Cameron Natt, Jessie Short, and Davina Stuart Armstrong – each of whom held an undivided quarter share of the property.⁴⁵

In 1961, Jessie Reeves divorced her second husband and changed her name by deed poll to her first married name of Jesse Thomson.⁴⁶ Around this time, the Company took on business partners to access capital for further expansion of the firm. In 1962, the company acquired an adjoining property at 11 Lindsay Street, which was situated behind 10 Money Street, in order to extend the factory premises further along Money Street. In the interim, the residence at 11 Lindsay Street was used to store signs and other advertising material for the company. Alterations were carried out to 11 Lindsay Street and further additions were made

40 From information provided by James Stewart Natt, grandson of co-founder James Thomson, and General Manager of Mackay and Co. 1952-66. Cited in Laura Gray & Irene Sauman, '[Draft] Heritage Assessment: Money/Lindsay Street Study Group', prepared for the Town of Vincent, January 2001.

41 Information provided by James Stewart Natt, cited Gray & Sauman, '[Draft] Heritage Assessment'.

42 A Roy Peterkin, *The Industrial Development of Western Australia: A Handbook of Information on the Primary and Secondary Industries of the State*, Minister for Industrial Development, Perth, 1948, p. 234.

43 Peterkin, *The Industrial Development of Western Australia*, p. 234.

44 Peterkin, *The Industrial Development of Western Australia*, pp. 234-35.

45 Certificates of Title: (Lots 106 and 124), Vol. 1075 Folio 982, 15 November 1950; Vol. 1182 Folios 362 and 363; (Lot 107), Vol. 605 Folio 194, Vol. 1182 Folio 364; (Lot 108), Vol. 1075 Folio 436, Vol. 1182 Folio 366; (Lot 109), Vol. 942 Folio 77, Vol. 1182 Folio 365. A separate title was issued to Jessie Reeves for her share in each of the Lots.

46 Certificate of Title, Vol. 1182 Folio 362, 8 August 1961.

to the factory building, extending it over the whole of Lot 124, fronting Lindsay Street, to plans developed by Cameron, Chisholm and Nichol.⁴⁷

Also around this time, Mackay and Co. negotiated the right to bottle Pepsi-Cola, and was subsequently targeted by the Coca-Cola Company for acquisition. In 1966, Coca-Cola went on to purchase the business interests of Mackay and Co., but not the Money Street properties. While operations ceased at the Money Street premises, the Mackay name continued to be used at the Coca Cola plant at 661 Newcastle Street. This strategy by Coca-Cola effectively removed Pepsi from the Western Australian market for a few years. After the cessation of manufacturing of soft drinks and aerated waters at the Money Street premises the *Mackays Aerated Waters Factory (fmr)* was leased to the haulage company, Skippers Transport.⁴⁸

After the death of Jesse Thomson in 1969, ownership of the *Mackay Aerated Waters Factory (fmr)* premises was transferred to a syndicate of the three remaining original partners, who each held five sixteenth shares each, plus James Stuart Natt, with one-sixteenth share.⁴⁹

In 1980, S.J. Quinliven Pty Ltd, the parent company of Skippers Transport, acquired the title to the Mackay Money Street properties, and, in 1983, the title was transferred to Skippers Transport Pty Ltd.⁵⁰ In July 1985, the properties were resumed by the Metropolitan Region Planning Authority, although Skippers Transport continued to occupy the site until the end of 1986. After this time, from June 1987 until December 1990, the premises were leased by Chas Hopkins Furniture Pty Ltd, which used the place as a storage facility for their retail operations. A number of short-term tenants utilised the premises from this time, including a ceramic tile company, the Australian Defence Forces, as a training facility, the Latin American Cultural Association, and Lesbian and Gay Pride.⁵¹

Ownership of the properties was assumed by the East Perth Redevelopment Authority (EPRA) in June 2000. In May 2002, most of the former lots were amalgamated into one large parcel of land, lot 1250. This lot included the land bound by Little Parry Street, Money Street, Lindsay Street and Newcastle Street except for lots 112, 117 and 122, which remained separate.⁵² Lot 1250 was again subdivided in 2005 and the portion of land, lot 503, containing *Mackays Aerated Waters Factory (fmr)* was transferred to private owners, Martin and Dorothy Colgan.⁵³

In 2005, the place is vacant and subject to deterioration through lack of maintenance.

13.2 PHYSICAL EVIDENCE

Mackays Aerated Waters Factory (fmr) comprises a single and double-storey brick and iron building constructed in 1928 and extended in 1942, 1943 and 1962. It demonstrates characteristics of the Inter War Functionalist style of architecture. Situated on the eastern side of Money Street, it extends southwards from the

47 City of Perth Planning Files, 1148/62, April 1962.

48 From information provided by James Stewart Natt; cited Gray & Sauman, '[Draft] Heritage Assessment.'

49 Certificate of Title, Vol. 1182 Folio 362, 11 October 1969.

50 Certificate of Title, Vol. 1322 Folios 481-485, 23 June 1980, 8 December 1983.

51 Information provided by the Ministry of Planning; cited Gray & Sauman, '[Draft] Heritage Assessment'.

52 Deposited plan 29662, approved 8 May 2002, Department of Land Administration.

53 Certificate of Title, Vol. 2595 Fol 767, 11 August 2005. Plan 47035, approved 16 June 2005, Department of Land Information.

corner of Little Parry Street. The building forms an L shape fronting Nos 10-22 Money Street (Lots 109, 108, 107 and 106) and runs the length of Little Parry Street between Money Street and Lindsay Street with a secondary entrance at No 19 Lindsay Street (Lot 124). Directly behind the southern end of the building is a vacant lot (Lot 121) at 11 Lindsay Street, which provides access to the building from Lindsay Street. There are no set backs to the street to any of the elevations.

Street trees are prominent in Money Street and obscure much of the view of the northern end of the building in Money Street. However there are no street trees at the southern end of the building and the open storage area at this end is open to view from the street.

The Money Street elevation comprises a rendered brick parapet wall divided into bays by stepped engaged columns. The first five bays at the northern end of this elevation feature metal framed multi-paned windows to each bay. A timber framed double door has been inserted into the fourth bay. The next six bays have two openings with a sliding timber door and a metal-framed roller door providing vehicular access. The parapet to these bays steps up to the prominent central parapet with the words 1943 MACKAY & CO and a flagpole in the centre. The last three bays contain a metal roller door, a boarded up metal-framed window and a full width opening to the southern most end.

Behind the first five bays at the northern end, setback 4.5 metres, is a two-storey section of the building. This section and the hipped roof brick and iron factory behind it comprise the factory constructed in 1928. The Money Street elevation of this section is symmetrical with a bay to either side featuring red face brick flanking the wide central parapet with the words MACKAYS AERATED WATERS. Beneath the parapet are five bays of metal-framed multi-paned windows.

The Little Parry Street elevation (north) comprises a rendered single-storey return to 4.5 metres. The remainder of the elevation is red face brick punctuated by metal-framed multi-paned windows. There is evidence of various extensions to the 1928 building along this northern elevation with three different roof forms beyond the hipped roof of the 1928 section. Immediately to the east is a rolled vented and skylighted roof with vented gambrels. A hipped roof supported on large steel beams runs perpendicular to this roof. The remainder of the roof is a double sawtooth roof with highlights on the southern side. All the roofs are clad with corrugated iron with a variety of profiles painted galvanised iron roof plumbing.

The section of the building roofed by the double saw tooth roof comprises the 1962 addition to the factory. The Lindsay Street elevation of this addition presents a simple rendered façade divided into three bays. The southern most bay has a metal roller door for vehicular entry. The other two bays contain two sets of metal-framed multi-pane windows. The southern elevation of this section is a face brick parapet wall built to the boundary line. The southern elevation and the northern elevation along Little Parry Street reveal the reinforced concrete structural system of this section of the building.

The central six bays of the Money Street elevation form the front of the 1943 addition. A double saw toothed corrugated iron roof extends beyond the parapet wall the full length of the lot, which is approximately half of the distance between Money and Lindsay streets. The southern wall is punctuated by two openings. There are no openings in the eastern wall of this section. The last three bays form what is essentially a boundary wall to an open storage area. A timber-

framed corrugated iron shed has been constructed in this area adjoining the 1943 section of the factory. A face brick parapet wall forms the southern boundary wall perpendicular to Money Street.

Internally the factory area is largely an open space with minimal columns. The internal walls are face brick, which has mostly been painted. There are engaged piers to the walls forming a series of bays.

The floor is at two levels – ground and dock level. The ground level is mostly bituminised and the dock has a concrete floor. The dock forms most of the floor to the factory area. It is constructed on face brick supporting walls with a series of brick arches to the eastern side. Concrete blocks support the dock to the 1962 addition.

The two-storey section of the building is supported internally on rendered brick columns. The floor level of this section is at dock level and comprises a concreted floor with a rendered brick walls forming a number of office and storerooms. A return timber stair leads to the first floor area. This first floor comprises timber floors, face brick walls and some recent timber framed stud walls.

The single-storey front area at the northern end of the Money Street elevation is the 1942 extension to the factory and is reached by steps up from street level. It has a timber floor and mostly rendered brick walls. There are steps up to the dock level. The entrance area retains built in cupboards and a foyer to the 1928 entrance with three curved steps.

Generally the place remains largely as constructed and continues to be utilised for warehousing activities. There have been some modifications to accommodate changes in use over time internally and there have been a number of additions to the 1928 building as the factory expanded. There have also been some changes to the external door and window openings.

The place is in fair condition, with evidence of lack of maintenance. There is moderate to severe cracking to the brickwork and render, and deterioration of metal elements including window frames, roof sheeting and plumbing.

13.3 COMPARATIVE INFORMATION

There are three other places on the HCWA database associated with aerated water factories. Most comparable is 13200 *Trefusis, Chapman & Jose Factory (fmr)* (1886), which is on the State Register. This stone and iron building successfully produced a wide range of aerated drinks and cordials. Two sites are recorded as the location of former aerated water factories: 14061 *Aerated Water Factory* in Ravensthorpe (1904) and 05748 *Thomas Stokes Aerated Water & Cordial Factory – site*, Bunbury (1885).

Places comparable in use include 06520 *M Feinberg Cordial Factory – Site*, Cue, which is no longer extant. Two places still extant are 02965 *Old Cider factory*, Bridgetown (1890) and 09748 *Old Cordial Factory*, Derby, a corrugated iron building.

Mackays Aerated Waters Factory (fmr) may be compared to other industrial buildings dating from the interwar period extant within the Perth region.

There are 92 places on the HCWA database featuring the Inter War Functionalist style. These are predominantly commercial buildings with only two places recorded as used for industrial/manufacturing purposes. These are *Mackays*

Aerated Waters Factory (fmr) and 15732 *BOC Gases (Compressed Gases Site)*, Subiaco a brick, asbestos and steel structure constructed in 1926.

Other comparable places denoted as industrial/manufacturing include 03515 *Boans Furniture Factory (fmr)*, East Perth, which is on the state register and although comparable to *Mackays Aerated Waters Factory (fmr)* is not designed in the Inter-War Functionalist style. It is a substantial redbrick building of a robust, utilitarian design constructed c.1910-20. The building comprises a two-storey section and five adjoining single storey bays. The external walls are buttressed by a series of regularly spaced engaged brick piers. There are metal-framed windows to the façade with multiple small panes. Lintels and sills are concrete. The building has corrugated iron clad gable roofs with ridge ventilators. The roof framing comprises timber trusses supported on timber posts. The building has been adapted for residential use.

Not on the state register of heritage places but comparable is 03649 *Matilda Bay Brewing Company Building*, North Fremantle which comprises a large industrial building constructed in reinforced concrete, rendered brickwork and steel. The building was constructed in 1929 to the design of the prominent architectural firm Oldham Boas and Ednie-Brown. The complex is dominated by the tall assembly plant building, the front façade of which is articulated by heavy engaged pilasters. Its walls largely comprise full height metal-framed windows. Adjoining the assembly plant is the low, spreading form of the office area with a parapet wall to the front façade. Behind the parapet walls are a series of sawtooth roofs. The front façade is characterised by the use of bold yet restrained ornamentation. The building is in good condition and has been adapted for use as a brewery.

There are 25 Inter-War Functionalist style buildings on the State Register. They are predominantly commercial, with no industrial/manufacturing buildings.

There are 28 Inter-War Functionalist style buildings on the HCWA database within the City of Perth. These are predominantly commercial with a significant cluster in the west end of Murray Street. Of note is 16354 *Michelides Tobacco Factory (fmr)*, Northbridge, which is a commercial warehouse and office building.

There are 27 places on the database associated with architects Oldham Boas. These include commercial buildings such as 01998 *London Court*, residential buildings such as 02043 *The Terraces*, and churches and public buildings: e.g. 10159 *Church of Christ* Morowa and 04669 *Armada District Hall*. *Mackays Aerated Waters Factory (fmr)* and 03649 *Matilda Bay Brewing Company Building* are the only places associated with industrial or manufacturing use.

There are 27 places on the HCWA database associated with the architectural firm of Powell, Cameron and Chisholm. These include places in regional and metropolitan areas and are mostly residential and commercial buildings. The only industrial/manufacturing building recorded is 00669 *Albany Bell Hatchery (fmr)*, a brick and tile building constructed as a factory and office.

Mackays Aerated Waters Factory (fmr) is part of 11263 *The Beaufort, Lindsay and Money Street Precinct* in Northbridge, and therefore comparison should be made within the precinct.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Further research is required to find out the date of the extension between the 1928 section of the building and 1962 addition, and the extension of the façade to the full width of Lot 109.

Further research into the extent of factories with a similar purpose in the Perth area would also be useful.