



# 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\*

*18 & 20 Howard Street* is significant for exhibiting the contrasting aesthetic characteristics of the Federation Free and Federation Gothic styles, employing rubbed brick and stucco at 18 Howard Street, which contrasts with the softness of the Donnybrook Sandstone employed at 20 Howard Street, whilst the buildings fit comfortably together as they are of similar proportions. The interior of 20 Howard Street from the ground floor entrance, through to the main stair and including the whole of the first floor interior is of a very high order of design and craftsmanship. It is unique in a commercial building in Perth. (Criterion 1.1)

The place is significant for its design and achievement as exceptional examples of the Federation Free and Federation Gothic styles in the City of Perth. Architect, Charles Oldham's designs represent a high level of architectural skill, and the standard of the construction and finishes is of a high order. (Criterion 1.2)

The place has been a notable landmark in Howard Street, Perth since its construction in 1905. (Criterion 1.3)

The place was previously an integral part of a precinct of buildings in Howard Street and nearby St. Georges Terrace which were constructed between 1895 and 1910; however, the demolition of most of the other buildings has greatly diminished the precinctual value, although the buildings which comprise *18 & 20 Howard Street* individually form a significant streetscape. (Criterion 1.4)

### 11.2. HISTORIC VALUE

*18 & 20 Howard Street* is a significant component of the development of commercial office buildings in the area of Howard Street and St. Georges Terrace in the latter years of the Gold Boom era and the first decade of the twentieth century. There was a notable concentration of many of Perth's

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\* 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.

leading law firms in chambers in the Howard Street area from the early twentieth century. (Criterion 2.1)

The place was constructed in 1905, in a period of considerable development in Perth consequent to the Gold Boom. The development of *18 & 20 Howard Street* was coincidental with a number of other significant buildings in the Central Business District, including Surrey Chambers, and the Perpetual Trustees Building (formerly Emmanuel Chambers). (Criterion 2.2)

The place is associated with its designer, well known architect in Western Australia, Charles Oldham; the owners for whom the place was built, the legal firm of Haynes Robinson & Cox; and the principal of that firm Robert Thomson Robinson, for whom Oldham carried out a number of other commissions, including buildings in Mount Lawley when Robinson and his partner, Samuel Copley, developed the suburb. (Criterion 2.3)

### 11. 3. SCIENTIFIC VALUE

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### 11. 4. SOCIAL VALUE

*18 & 20 Howard Street* is highly valued by members of the community for its associations with the legal profession in Western Australia, and in particular with Robert Thomson Robinson; and more recently as the early home of Greenhill Galleries in this State; and as a fine example of architecture and building of the early twentieth century in this State. (Criterion 4.1)

The place, a long standing landmark in Howard Street, Perth, is much admired for its aesthetic qualities and the level of expertise in design and building which is exhibited in its execution. (Criterion 4.3)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1 RARITY**

*18 & 20 Howard Street*, in particular the building at 20 Howard Street, is one of a small number of commercial buildings to have been built in the Federation Gothic style in Western Australia. (Criterion 5.1)

The former law chambers at *18 & 20 Howard Street* represent a particular form of premises for a prominent legal practice, with chambers' distinctive interiors and associated residential accommodation. Prominent legal practices are now much larger organisations and tend to lease space in large commercially developed office buildings. (Criterion 5.2)

### **12.2 REPRESENTATIVENESS**

*18 & 20 Howard Street* is significant in demonstrating the characteristics of the Federation Free and Federation Gothic styles of architecture. (Criterion 6.1)

### **12.3 CONDITION**

*18 & 20 Howard Street* appears to be in reasonably good condition. Alterations to the building have concealed some original fabric and it is not possible to evaluate the condition of the basements, where almost all of the original walls are concealed. Notwithstanding the removal of the rear of these buildings and the consequent concealment of the original eastern walls, the western section which has been retained would appear to be well cared for. Overall *18 & 20 Howard Street* appears to be in good condition.

### **12.4 INTEGRITY**

The residence is now used for office accommodation. The residence has a low degree of integrity. The remaining floors are used for office accommodation, which was the original intent. The current use is compatible and is capable of sustaining the heritage values. *18 & 20 Howard Street* retains a moderate to high degree of integrity.

### **12.5 AUTHENTICITY**

The exterior fabric of 18 Howard Street is of a high order of authenticity. The interior of the ground and first floors are of moderate authenticity, and the basement and second floors are of moderate to low authenticity.

The exterior fabric of 20 Howard Street is of a high order of authenticity. The basement at no 20 Howard Street has been completely re-fitted and has a low to moderate level of authenticity. The ground and first floor retain a great deal of the original material, and have a high degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

The area to be considered for inclusion in the Register of Heritage Places is that part of Lot 11 (formerly part Town Lots 6 & 7) occupied by the subject buildings, *18 & 20 Howard Street* at 18 and 20 Howard Street, Perth.

#### 13.1 DOCUMENTARY EVIDENCE

*18 & 20 Howard Street* are two, three-storey (20 Howard Street) and two-storey (18 Howard Street) commercial buildings, with basements in the Federation Free style, and Federation Gothic style respectively, constructed in 1905 for Haynes, Robinson & Cox, Solicitors.<sup>1</sup>

Howard Street was not included in the earlier streets laid out in Perth. Initially used for a tramway down to the riverside during the levelling of the streets of Perth in the late 1850s, it was created as a private road through from St. Georges Terrace to the Esplanade in 1897, and taken over by the Perth City Council along with a number of other private roads in the late 1890s and early 1900s.<sup>2</sup> In the first decade of the twentieth century, most of the immediate area was re-developed from private residences and gardens to commercial buildings, as development in Perth continued consequent to the Gold Boom of the 1890s.

In January 1905, tenders were called for the construction of 'a large block of offices' in Howard Street, for Haynes, Robinson & Cox, Solicitors, by Oldham and Cox, Architects.<sup>3</sup> Alternative tenders were invited, and that of S. B. Alexander, for the use of Donnybrook Stone, was adopted, at a contract price of £7,287.<sup>4</sup> The *Western Australian Mining, Building and Engineering Journal* noted 'It is satisfying to note that the local material is to be used in preference to the imported.'<sup>5</sup>

S. B. Alexander was born in Scotland, where he trained as a carpenter before emigrating to New South Wales, where he established himself as a builder.<sup>6</sup> In 1897, attracted by the opportunities afforded by the Gold Boom, he came to Western Australia, and soon established a thriving business in this State.<sup>7</sup> His work includes the Fremantle Railway Station, the Police Court Buildings in Beaufort Street, Perth Modern School, and additions to the Museum.<sup>8</sup> He was also the proprietor of Donnybrook Freestone Quarries, and he promoted successfully the use of the stone.

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<sup>1</sup> 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) pp. 104-107, and pp. 136-139

<sup>2</sup> James Kennedy 'Perth in my Boyhood' in *Western Australian Historical Society Journal and Proceedings* Vol. 1 Part 1 pp. 8-9; and Stannage, C. T. *The People of Perth: A Social History of Western Australia's Capital City* (Perth City Council, Perth, 1979) p. 290.

<sup>3</sup> *The Western Australian Mining, Building and Engineering Journal* 21 January 1905, pp. 20-21.

<sup>4</sup> *ibid.*

<sup>5</sup> *ibid.*

<sup>6</sup> Battye, J. S. *The Cyclopedia of Western Australia* (Cyclopedia Co., Perth, 1912-13) p. 649.

<sup>7</sup> *ibid.*

<sup>8</sup> *ibid.*

Donnybrook Stone was used on a considerable number of buildings in the City of Perth in the period before World War One and further buildings during the Inter-War period.<sup>9</sup>

The building permit for the three-storey building with a basement for Haynes, Robinson & Cox was issued on 31 January 1905, its value recorded as £7,400.<sup>10</sup> Work was begun on 20 Howard Street 'immediately', as masons were readily available for the work in early 1905, as a number of other buildings in Perth which had employed the material were at or nearing completion, including St. George's House and Surrey Chambers.<sup>11</sup> The building permit for a second building for Haynes, Robinson & Cox at L7, at Lots 23 and 24, Howard Street, at a cost of £3,500, was issued on 13 December 1905, with the architect again being Charles Oldham, and the builder, S. B. Alexander.<sup>12</sup>

The architect of the places, Charles Oldham, architect and builder, had arrived in Western Australia in the mid 1890s, during the Gold Boom. Born and educated in Victoria, he had done his articles with Messrs. Tappin & Gilbert of Sydney, Melbourne and Ballarat, for whom he worked for some years before moving to Western Australia.<sup>13</sup> He practised with Herbert Eales from 1896, and then in an individual practice until he formed a partnership with A. E. Cox in 1905.<sup>14</sup> Oldham designed a number of notable buildings in the State, including the Fremantle Markets, Perpetual Trustees Building (1906; former name Emmanuel Buildings) in St. Georges Terrace, the Commercial Travellers' Club, G. & R. Wills warehouse, and the Geraldton Town Hall, and is considered to be 'the man who replaced pillars with steel girder spans across shop fronts.'<sup>15</sup> He was responsible for the designs of all the buildings on the eastern side of Howard Street, Perth.<sup>16</sup>

The firm of Haynes, Robinson & Cox, Solicitors, for whom 18 & 20 *Howard Street* was constructed, originated in a legal partnership established at Albany by Samuel Johnson Haynes and Robert Thomson Robinson (b. 1867, d. 1926) in 1889.<sup>17</sup> In 1897, they took over the practice of Sholl and Foulkes in Perth with C. B. Cox and J. C. Foulkes, which became Haynes, Robinson & Cox in 1903, of which Robinson was the principal partner.<sup>18</sup> The firm later became Robinson, Cox & Wheatley, which continued to retain offices in the original purpose built offices at 18 & 20 *Howard Street* into the early 1980s. The first floor offices at 20 Howard Street were designed and purpose built as law chambers for Haynes, Robinson & Cox.

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<sup>9</sup>        *ibid.*

<sup>10</sup>       Record of Building Licences issued for January 1905. Approvals, City of Perth.

<sup>11</sup>       *The Western Australian Mining, Building and Engineering Journal* 21 January 1905, pp. 20-21.

<sup>12</sup>       Record of Building Licences issued for December 1905. Approvals, City of Perth.

<sup>13</sup>       Battye, op. cit., p. 628.

<sup>14</sup>       *ibid.*

<sup>15</sup>       *ibid.*; and Stannage, op. cit., p. 231.

<sup>16</sup>       Battye, op. cit., p. 628.

<sup>17</sup>       Searle, Geoffrey (Ed. ) *Australian Dictionary of Biography 1891-1939* Vol. 11 (Melbourne University Press, Melbourne, 1988) p. 427.

<sup>18</sup>       *ibid.*

R. T. Robinson, barrister, (KC, 1914) inherited his father's share of a 700 acre estate in 1906, which he developed with his co-owner, Samuel Copley, as the new suburb of Mount Lawley.<sup>19</sup> He was active in public life as a member of the Legislative Assembly for Canning (1914-1921), holding a number of different portfolios at various periods, including Attorney General (1916-1919); a member of the Perth Road Board representing Mount Lawley (1908-1926), and one of the promoters of the Greater Perth scheme (1909-1911); a member of the King's Park Board; and an executive of the Western Australian Town Planning Association.<sup>20</sup>

*18 & 20 Howard Street* was completed in 1905, and Haynes, Robinson & Cox, 'barristers, solicitors, notaries, and public commissioners for affidavits for Australia and New Zealand', took up occupation of their law chambers on the first floor of 20 Howard Street.<sup>21</sup> Thereafter these offices were in use as law chambers for many years. Other occupants of the place in 1906, were A. D. Rankin, chartered accountant, Scottish Collieries of W. A. Ltd., and W. A. Monger Stores Ltd.<sup>22</sup> By 1910, some of the tenancies had changed, with the basement and ground floor being occupied by the Taxation Department, and Smith & Goyder, with the caretaker's room, occupied by Ernest James Jarvis; also at the basement was John T. Glowry; with the remaining offices occupied by the owners of the place, Haynes, Robinson & Cox, and Yuill & Co.<sup>23</sup>

In the following years, the place was occupied by various tenants, and used for a range of purposes, as diverse as a gold exchange in the 1930s, when it was named Traders Building, Greenhill Galleries, and a private art gallery in the 1980s.<sup>24</sup>

The Metropolitan Sewerage Plan of Perth in 1944 does not show any detail of *18 & 20 Howard Street* other than the size and number of storeys of each building, and the surrounding surfaces.<sup>25</sup>

Wyndham Freezing Canning and Meat Export Works owned the place at 18 Howard Street for some years through the late 1950s and early 1960s, still known at this period as Traders Building.<sup>26</sup> The Meat Works occupied the basement and the ground floor, with various tenants occupying the offices at the first floor, whilst the flat at the second floor continued in its original use as a residence, occupied by Lillian G. Harper.<sup>27</sup>

*18 & 20 Howard Street* was assessed by the National Trust of Australia (W. A.) in November 1980, and classified on 4 May 1981.<sup>28</sup> The assessment stated that the buildings were 'attributed to Charles Oldham'.<sup>29</sup>

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<sup>19</sup> *ibid.*

<sup>20</sup> *ibid.*

<sup>21</sup> *Wise's Post Office Directory* 1906, p. 299.

<sup>22</sup> *ibid.*

<sup>23</sup> City of Perth Rate Book 1910, p. 131.

<sup>24</sup> *Wise's Post Office Directory* 1936-37; and *The West Australian* 24 September 1997.

<sup>25</sup> MWSS & DDWA PRO Cons. 4156 Sheet no. 21, 24 April 1944. The plan indicates that no. 20 Howard Street is a four storey building. In fact it has a basement and two upper floors.

<sup>26</sup> City of Perth Rate Books 1957-1963.

<sup>27</sup> *ibid.*

<sup>28</sup> National Trust of Australia (W. A.), File 18, 20 Howard Street, File no. 169.

<sup>29</sup> *ibid.*

Objecting to the Classification of the place by the National Trust of Australia (W. A.), the Managing Director of Yates Development Co. Pty. Ltd. drew the Trust's attention to the problems of damp in the basements, and the modernisation of both basements following lining with hardboard 'to make them habitable'; and also to the alterations to the top floor of no. 18 Howard Street, which he reported 'has been completely modernised and would be unrecognisable for what it was previously.'<sup>30</sup>

In November 1983, the Perth City Council gave the owners, Permanent Trustees (Aust.) Ltd. approval for the retention of *18 & 20 Howard Street*. when proposals were lodged for the redevelopment on the east side of Howard Street for the multi-storey AFT building.<sup>31</sup> In September 1984, the rear of the buildings was demolished for the redevelopment of these new multi- storey offices in Howard Street, and the other buildings designed by Charles Oldham on the east side of Howard Street were demolished.<sup>32</sup> There were minor alterations made to *18 & 20 Howard Street*.<sup>33</sup> External refurbishment of the place was carried out in the first half of 1985.<sup>34</sup> At this period, Greenhill Galleries, a branch of the Adelaide art gallery of Vida Swain, was occupying the former law chambers at *18 & 20 Howard Street*.<sup>35</sup>

In 1998, tenants include Lawrence Associates at 18 Howard Street; and at 20 Howard Street, Murray Craig, dentist, Leeuwin Settlement Agency and Leeuwin Travel Centre, and Leith Communications, with other areas available for lease.

The place is included in the Draft Municipal Inventory for the City of Perth.

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<sup>30</sup> P. L. Solomon, Managing Director, Yates Development Co. Pty. Ltd. to CEO National Trust of Australia (W. A.), 3 June 1981. National Trust File no. 169.

<sup>31</sup> Memorandum 25 February 1991. City of Perth File Howard Street, File no. 1900309.

<sup>32</sup> Peter Hunt, Architect, to the National Trust (W.A.), 13 September 1984. National Trust File 18,20 Howard Street, File no. 169.

<sup>33</sup> *ibid.* Refer also to Plans by Peter Hunt, Architect, A. F. T. Office Redevelopment, 7 September 1984.

<sup>34</sup> *ibid.*

<sup>35</sup> *ibid.*

## 13. 2 PHYSICAL EVIDENCE

*18 & 20 Howard Street* are two, three-storey (20 Howard Street) and two-storey (18 Howard Street) commercial buildings, with basements in the Federation Free style, and Federation Gothic style respectively, constructed in 1905 for Haynes, Robinson & Cox, Solicitors.<sup>36</sup>

Both buildings have been truncated as part of a development immediately to the east and each building retains approximately half its original plan area.

*18 & 20 Howard Street* is located between The Esplanade to the south and St. Georges Terrace to the north, and is set on the east side of Howard Street. Howard Street has a steep gradient and is a one way road with the traffic running from south to north. It has kerbside car parking in the immediate vicinity of *18 & 20 Howard Street*. The pavements are made of Urbanstone concrete unit pavers. This section of Howard Street is made up of predominantly two-storey and three-storey buildings from the late nineteenth and early twentieth centuries on the west side of the street, with *18 & 20 Howard Street* on the east side of the street being the sole survivor of the period. The east side of the street, *18 & 20 Howard Street* aside, was completely redeveloped in the 1980s. The development included the removal of the rear half of 18 and 20 Howard Street. *18 & 20 Howard Street* is an isolated example of its time on the east side of the street, fitted between the multi-storey AFT Building to the north and the forecourt of the Griffin Coal Building to the south. The surrounding buildings are high rise developments, and have flat plane elevations with a horizontal emphasis and smooth wall treatments, in contrast with *18 & 20 Howard Street*, which has vertical proportions and richly articulated wall planes, together with a complex skyline created by the roof geometry, dormer windows, chimneys, finials, and parapet walls.

*18 & 20 Howard Street* is located between The Esplanade to the south and St. Georges Terrace to the north, and is set on the east side of Howard Street. Howard Street has a steep gradient and is a one way road with the traffic running from south to north. It has kerbside car parking in the immediate vicinity of *18 & 20 Howard Street*. The pavements are made of Urbanstone concrete unit pavers. This section of Howard Street is made up of predominantly two-storey and three-storey buildings from the late nineteenth and early twentieth centuries on the west side of the street, with *18 & 20 Howard Street* on the east side of the street being the sole survivor of the period. The east side of the street, *18 & 20 Howard Street* aside, was completely redeveloped in the 1980s. The development included the removal of the rear half of 18 and 20 Howard Street. *18 & 20 Howard Street* is an isolated example of its time on the east side of the street, fitted between the multi-storey AFT Building to the north and the forecourt of the Griffin Coal Building to the south. The surrounding buildings are high rise developments, and have flat plane elevations with a horizontal emphasis and smooth wall treatments, in contrast with *18 & 20 Howard Street*, which has vertical proportions and richly articulated

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<sup>36</sup> Apperly, et. al., op. cit., pp. 104-107, and pp. 136-139  
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wall planes, together with a complex skyline created by the roof geometry, dormer windows, chimneys, finials, and parapet walls.

18 Howard Street is a three-storey building with a full basement. The entry and stairs are offset to the northern side of the building and this gives rise to an asymmetrical elevation treatment, with circulation located against the party wall to the north and the remaining accommodation areas to the south. In each case, the accommodation is a pair of rooms, which have either survived in basic form or have been substantially modified.

The front or west elevation of the *18 & 20 Howard Street* is made up of a plinth, from ground level up to ground floor level, ground and first floors, and a second floor set behind a balustrade in a dormer roof arrangement. The plinth is made of rusticated rock faced granite, which is the only material that this building has in common with its neighbour at 20 Howard Street. The openings in the plinth wall vary in height to accommodate the steeply rising Howard Street. The door and adjacent windows have arched or archivault heads. The walls in the section, where these openings occur above the stone plinth, are treated with a ruled ashlar lined render, with voussoirs and key stones over each opening. The windows are fixed lights and the entrance doors at the top of the short flight of steps of the entry are replacement materials from the 1984 works.

The entrance has a curved pediment set above it, which has a cartouche set within it. From this level to the balustrade over the first floor level, the face of the building is deeply sculpted, with rendered pilasters extending the full height of the ground and first floors and the window bays thrusting forward of the wall plane. The ground floor level windows have an exaggerated keystone, which leans away from the plane of the wall to become a bracket for a shallow balconette below the first floor windows. The change in the wall plane in the plan form is achieved by means of curved or rubbed bricks, laid in stretcher bond, which allow the windows bays to sweep out from the main wall alignment. The rise through the elevation is marked by string courses and the two floor section or ground and first floor levels of the elevation terminates with a deep cornice.

A balustrade is set above the cornice and behind it there is a tiled dormer roof. The roof is divided into two sections: a steep dormer roof which terminates in a low pitched roof in the usual manner of a dormer roof, and a central bay which is thrust slightly forward and takes on a tall pyramid shape. The top of the pyramid has a tall stylised finial set on it. In keeping with the roof modelling, there are major and minor dormer windows. The remaining section of the southern elevation is composed of painted stretcher bond brickwork and has double hung sash windows at each level above the basement level.

In common with the upper floors, the basement to 18 Howard Street has been halved in sized, with the eastern section bricked off. The original stair leads part-way down the basement to a half landing and then a new stair, which was part of the 1984 campaign, turns south and completes the stair to the basement floor level. The floors have all been carpeted, and a suspended ceiling introduced. The remaining configuration of the major space is a single area. A former strong room, which is set under the

entrance stair, retains its steel Chubb door, but the eastern masonry wall has been removed. The strong room retains its corrugated iron lost formwork soffit. The southern wall to the main space has been lined out with plasterboard and the original wall treatments probably lie beyond this material.

The main entrance lobby is set slightly above street level and has a short flight of steps from the street up to the ground floor level. This stair has a heavily proportioned masonry balustrade, with a wide handrail, which is sculpted with gentle curves. A small stained glass screen is set over the top balustrade to the ground floor landing. The stair between ground and first floor has been screened off with light weight partitions to form a new plant room. The wall between the hall and the two remaining offices is original fabric, and the four panel doors into these rooms may also be original fabric. The rooms have lath and plaster ceilings with deep cornices. The walls are plastered and have picture rails set at a high level above the window heads. The eastern wall has a framed partition across the original openings and behind the partition, a new brick wall has been constructed to re-seal the building where it was truncated during the 1984 works.

The first floor retains much original material, including its deep moulded skirtings, partition walls, fireplace, and surrounds, four panel doors, with deep moulded architraves, together with double hung sash windows. The floor is divided into three accommodation spaces and each space was once entered via the other, off the main stair landing. This arrangement has been altered with a corridor having been created along the south side of the stair in plasterboard partitioning, to which matching skirting and architraves have been applied to make the alteration less conspicuous. The east wall has a partition running the full width between north and south walls, and beyond this there is new brick wall, constructed to re-seal the building where it was truncated during the 1984 works. The original timber construction staircase is still in place, but has been relegated to being a fire escape stair. It retains its moulded handrail, chinoiserie balustrade, and turned newels.

The second floor or top floor has been remodelled completely. Like the other floors of the building, the eastern section was removed and a new wall constructed on a new alignment to re-seal the building. The space has been divided with gyprock partitions and has new gyprock ceilings and carpeted floors. The scale of this floor and the domestic fireplaces provide evidence of its original uses as a residence.

The building is in good condition. The exterior fabric is of a high order of authenticity. The interior of the ground and first floors are of moderate authenticity, and the basement and second floors are moderate to low authenticity.

20 Howard Street is a two-storey building with a full basement. The entry and slate stairs are located centrally in the elevation and this gives rise to a symmetrical elevation treatment, with circulation located in the centre of the building and the accommodation areas disposed to the north and south of it.

The front or west elevation 20 Howard Street is made up of a deep plinth, and then two storeys of Donnybrook Sandstone treatments, a shallow balustrade and a dormer roof arrangement above the balustrade. The plinth is made of rusticated rock faced granite, in common with its neighbour at no. 18. The openings in the plinth wall are fixed lights with arched or archivault heads. The entrance has a two-pointed arch with stone architraves supported on plain column capitals. The sides of the opening under the arch are carved Donnybrook Sandstone shafted jambs or clusters of engaged columns. There is a folding iron gate at the front entry with a decorative portcullis over it. There is a short flight of steps with thick slate treads leading up to the ground floor lobby.

The first and second floors are made of Donnybrook Sandstone and the elevation is articulated with long engaged pilasters which extend all the way through to the balustrade over the second floor ceiling level and terminate with gabled cappings. The flanking ground and first floor windows are modelled in the two pointed arch format, with side hung casement windows and a fixed light over the casements in the pointed arch. The second floor centre window is an oriel window, corbelled out over the entrance. The oriel is broken down into a series of narrow windows by mullions and narrow side hung casement sashes. There is a balustrade set above a shallow cornice over the second floor windows.

The tiled roof is a gable format with containing parapets to the north and south ends of it, and the chimneys are integrated with the parapet wall treatments. The roof space has two dormers with louvred ventilators in them. The dormers are steeply pitched with decorative fascias and crockets set at the top of each gable.

The basement to no. 20 has an offset entry to the south of the elevation, and the basement itself has been halved in sized, with the eastern section bricked off, though almost all of the perimeter walls are original masonry. The windows and door openings onto Howard Street are all replacement materials. The original stair treads have been removed. The entire basement has had its original finishes either removed or obscured by the present contemporary fitout, which makes extensive use of plasterboard for wall and ceilings. The floors have all been carpeted and a suspended ceiling introduced. The basement is arranged into a number of rooms, including male and female toilets. The only original internal wall retained is the southern stair lobby wall, which divides the space almost in half in the east-west direction.

The entrance lobby has a short flight of steps with thick slate treads up to the ground floor level and this stair has brass handrails. The entrance lobby continues the Donnybrook Sandstone treatment used in the front elevation. The ceilings are flush plaster with a cornice, which uses an egg-and-dart motif, together with a large ceiling rose. Glazed and panelled doors lead into the offices on either side of the entrance lobby and these doors may be original fabric. The two offices have been substantially re-fitted, with suspended acoustic tile ceilings and carpeted floors. To the rear of the entrance hall, a new sub-board has been constructed and the underside of the stair to the north has similarly been filled in to form a cubicle for a new w.c. The door to the sub-board is a timber panelled door

which appears to be of a similar age to the building and may have been recycled from elsewhere. The timber staircase lies to the north of the lobby and this is one of the key features of the ground floor. The stair has elaborately carved newels, a moulded handrail and a balustrade infill which is similar to that of no. 18 Howard Street. There is an arched window at the landing, which is inset with a fine stained glass window.

The first floor retains much original material and detail and is one of the finest small spaces in Perth. The stair terminates at a generous hall and over the hall there is a lantern light, which employs richly decorated cast plaster arcade and coved panels to make the transition from the containing walls to the lantern itself, stepping away from the walls to the lantern. The clerestory of the lantern is glazed with leadlighting and the soffit of the lantern is lined with cast plaster panels, which are richly decorated with geometric patterns. The space has plastered masonry walls, but the partition walls are made of timber panelling. A blind arch in the east wall marks the point at which the building has been truncated. The southern wall has a single opening in it connecting this building to no. 18. The reception desk is made of panelling also and is surmounted by a kind of timber rod screen, which employs Gothic motifs. All the timber panelling work is of a very high quality. The doors are six panel types with deep architraves. There are deep skirtings. There are three rooms on this floor, one on either side of the entry bay and one over the entry. The two end rooms have fireplaces with marble surrounds.

No. 20 Howard Street shows some signs of minor cracking, but otherwise appears to be in good condition. The panelling in the basement may be concealing building defects. The basement has been completely re-fitted and has a low to moderate level of authenticity. The ground and first floor retain a great deal of the original material, and have a high degree of authenticity.

### **13.3 REFERENCES**

National Trust Assessment, 4 May 1981.

### **13.4 FURTHER RESEARCH**

To date, searches have not uncovered the original plans for the buildings.