



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*

151-165 Beaufort Street exhibits the aesthetic characteristics of a good example of a group of buildings in the Federation Free Classical style, with the structural iron work of the verandah being particularly notable, and the pressed iron ceilings extant in the former wine saloon and in the other three shops in the southern section of the development. (Criterion 1.1)

The place is significant for its landmark quality at the intersection of Beaufort and Newcastle Streets, with the distinctive angled wall on the north-east corner, which is matched by the angled wall at the south east corner of the building on the south-east corner of the intersection. (Criterion 1.3)

The place is part of a significant streetscape in Beaufort Street near the intersection with Newcastle Street, forming a precinct with a number of buildings in the immediate area which were constructed in the same period around the turn of the century, including the Protestant Hall. (Criterion 1.4)

11.2. HISTORIC VALUE

The place is significant for its construction during the Gold Boom in Western Australia, and as part of the rapid expansion of the City of Perth in that period. (Criterion 2.2)

151-165 Beaufort Street reflects the multicultural character of Northbridge, particularly in the 1950s and 1960s. This is illustrated by the changing proprietors and businesses carried out in the place during this period. (Criteria 2.2 & 2.3)

The place is associated with Dr. Daniel Kenny, Medical Practitioner, and well known and successful speculator and investor in real estate in Perth, in the latter part of the nineteenth and early twentieth centuries, for

* 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.

whom it was constructed; and with well known architect, Charles Oldham, who designed the buildings. (Criterion 2.3)

The structural iron work of the verandahs, though not uncommon, is an elegantly executed piece of steel design. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

By virtue of the various businesses conducted on the site, *151-165 Beaufort Street* is valued for social reasons by some members of the community. (Criterion 4.1)

151-165 Beaufort Street, in its prime location at the intersection of Beaufort and Newcastle streets, has been a landmark since its completion in 1903. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

While *151-165 Beaufort Street* is not completely authentic, the place does have rarity value as the most intact example of a group of retail and residential buildings in the Federation Free Classical style in Perth. (Criterion 5.1)

151-165 Beaufort Street is a remnant of the time when shopkeepers lived in accommodation over their businesses, which is presently an uncommon practice in the Perth metropolitan area. (Criterion 5.2)

12.2 REPRESENTATIVENESS

151-165 Beaufort Street is a representative example of the type of retail buildings with attached residences which were constructed by investors in Western Australia in the late nineteenth and early twentieth centuries. (Criterion 6.1)

151-165 Beaufort Street has had sections of fabric removed and there are many instances of expedient repairs. There is some deterioration in the brickwork, joinery and other elements such as staircases. There has been no regular maintenance; however, the roofs have recently been replaced and this measure will stem some of the types of deterioration which have occurred in the past. Overall the place is sound and the condition fair.

12.3 CONDITION

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12.4 INTEGRITY

151-165 Beaufort Street is used for commercial purposes, other than those premises vacated for the works associated with the construction of the Northbridge Tunnel. The uses are more or less compatible. The place is capable of being sustained through continuity of use and the introduction of a regular maintenance regime. Overall the place retains a high degree of integrity.

12.5 AUTHENTICITY

151-165 Beaufort Street contains a great deal of authentic fabric. Apart from the removal of the window display cases, the replacement of some doors, and the replacement of the roof sheeting with zincalume, the place retains 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.

13.1 DOCUMENTARY EVIDENCE

151-165 Beaufort Street is a group of five shops and residences in the Federation Free Classical style. The buildings are constructed of brick and iron. Designed by Charles Oldham, they were built by W. C. Burne in 1903, as an investment property for Dr. Daniel Kenny.

The townsite of Perth was declared on 12 August 1829.¹ The areas to the north of Wellington Street were low lying and swampy, and more distant from the port facilities which were soon established on the Swan River, and consequently they were settled more slowly than the area extending south to the river. Assistant Surveyor Hillman's plan of Perth, published by Arrowsmith in 1838, includes Beaufort Street as one of the major streets extending north from the town.² Drainage of some of the swamp land in 1854 provided fertile land for agriculture, which was later subject to sub-division from c. 1860. Some small cottages and businesses were established in the vicinity of Beaufort Street in the period to the 1880s.

The construction and opening of the Fremantle-Guildford Railway in 1881, which became the main transport route, changed the focus of commercial development in the city away from the river, to the areas in the vicinity of the railway. Although the area to the north of the railway was less fashionable as a residential area, its proximity to the city encouraged re-development, and sub-division increased in the area in the 1880s and early 1890s, with a mix of residential and commercial buildings being constructed. This development accelerated with the economic expansion in the Gold Boom period. By 1895, the lots near the intersection of Beaufort Street and Mangles Street (renamed Ellen Street, and now Newcastle Street), had been developed, for the most part with simply styled timber houses, as at the future site of *151-165 Beaufort Street*.³ Extension of the tram service along Barrack Street and Beaufort Street to Highgate Hill from 1899 encouraged development along its route and in the suburbs to the north of the City.⁴

In 1903, the timber cottages at the north-east corner of Beaufort and Newcastle streets were removed, to make way for the construction of five brick shops and residences as an investment property for Dr. Daniel Kenny.⁵ The physical evidence suggests that the property was not developed in a single sequence, but rather as a corner development followed by the remaining four shops and residences.

¹ Seddon, George, and Ravine, David *A City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 76.

² Plan of the Town of Perth, Assistant Surveyor Hillman, in Seddon and Ravine, op. cit., p. 100.

³ Surveyor's Field Book 3025, 1895, pp. 76-77. PROWA cons. 3463 WAS 84 Item 25.

⁴ Seddon and Ravine, op. cit., p. 149.

⁵ Surveyor's Field Books 3025, 1895, pp. 76-77; 1408, 1904, p. 67. PROWA Cons. 3464 WAS 84 Items 24 and 9; and City of Perth Rate Books 1900, 1906, and 1910.

Dr. Daniel Kenny arrived in Western Australia from Ireland in 1895.⁶ After achieving moderate success in his first years in the colony, in the late 1890s, he was appointed chief medical examiner for the AMP, the largest insurance company in Western Australia.⁷ He took advantage of the opportunities for investment in real estate afforded by the Gold Boom, and became 'well-known for his land speculations', accumulating considerable wealth.⁸ Other doctors also speculated in real estate in Perth in the late nineteenth and early twentieth century, but Kenny speculated on a larger scale than any of his medical peers.⁹ By 1904, his astute investments included 'thirty-five houses and shops north of the railway line', in Fitzgerald, James, William and Beaufort Streets, including *151-165 Beaufort Street*; and he had additional investments in the developing suburbs of Perth, in particular in Cottesloe and Buckland Hill, in partnership with Dr. Adam Jameson.¹⁰

A building licence was issued on 2 September 1903, for the construction of the brick building at the corner of Beaufort and Newcastle Streets, Lot Y66, for Dr. Daniel Kenny, to plans drawn by Charles L. Oldham, and to be built by W. C. Burne.¹¹

Charles Oldham (b. 1865, Victoria) served his articles as an architect with Messrs. Tappin & Gilbert, of Sydney, Melbourne, and Ballarat, and then worked extensively in the Eastern colonies before moving to Western Australia during the Gold Boom, where he established a practice with Herbert Eales in 1896.¹² From 1901 to 1905, he practised on his own at Fremantle and Perth, before entering into a practice with A. E. Cox.¹³ Individually and in partnership Oldham was responsible for the designs of a number of notable buildings in Western Australia, including Fremantle Markets, Emmanuel (later Perpetual Trustees) Buildings, warehouses for G. & R. Wills & Co., and for George Wills & Co., Wellington Buildings, the Commercial Travellers' Club, many of the buildings in Howard Street, Perth, and the Geraldton Town Hall.¹⁴

A Surveyors' Field Book of 1904 records the construction of the shops and residences.¹⁵ Constructed of brick and iron, each shop included a residence at the rear, with wash house, bathroom, and water closet (w.c.), to the rear, with a verandah facing to the rear yard from beside the w.c.¹⁶ The third shop from the south, had a small galvanised iron shed at the north west corner.¹⁷ The brick and iron shop and residence at the corner

⁶ Stannage, C. T. *The People of Perth*, Perth, 1979, p. 232.

⁷ *ibid.*

⁸ *ibid.*

⁹ *ibid.*

¹⁰ *ibid.*

¹¹ Record of Building Licences issued for September 1903. Approvals, City of Perth.

¹² Battye, J. S. *The Cyclopaedia of Western Australia* (Cyclopaedia Co., Perth, 1912-13) p. 628.

¹³ *ibid.*

¹⁴ *ibid.*

¹⁵ Surveyor's Field Book 1408, 1904, p. 67. PROWA Cons. 3464 WAS 84 Item 9.

¹⁶ *ibid.*

¹⁷ *ibid.*

of Beaufort and Newcastle Streets, had a brick w.c. located at the south west corner of the rear yard.¹⁸

Dr. Daniel Kenny continued to own *151-165 Beaufort Street* for a number of years, with a variety of businesses occupying the premises. Among the earlier tenants were William John George and his wife, Catherine, whose business 'George & George, Drapers' was advertised with the business name 'George & George' painted on the building.¹⁹ These premises were occupied by Thos. Walter Jones in 1909-1910, and then by E. Caro.²⁰ In 1910, no. 155 Beaufort Street, occupied by E. Kortlang, was recorded as 'House and Ground', with a capital value of £800, reduced from £900; whilst Dr. Kenny's shop at no. 165 had a capital value of £1,300.²¹ The pattern of use which continued for the longest period was the use of the premises for the wine saloon in the middle shops, which continued for more than fifty years.²²

In the years following World War One, *151-165 Beaufort Street* continued to be occupied by a variety of businesses, providing a convenient and useful service to the local community. In 1929, the tenants were Manuel Colell, at no. 151 Beaufort Street; A. Rosendale with the wine saloon at no. 153; R. I. Crow, chemist, at no. 155, with the Government Bank agency; Mrs. C. Morland at 157, with a mixed business; and at no. 165, Mrs. E. A. Wright had a confectionery business. Mrs Wright lived in the associated residence with her husband, Richard.²³

In 1937-38, the buildings were leased to a variety of businesses: at no. 151, was a fruiterer, K. Simeon; at no. 153, the wine saloon was continued by Ernest Parfitt; at no. 155, the chemist, R. I. Crow, continued in business, including the Commonwealth Savings Bank Agency; at 155, was Jas. Quigley; at no. 157, Miss Margaret O'Dwyer operated a mixed business; and at no. 165, was the tobacconist, John O. Fletcher.²⁴

In July 1947, application was made for approval to build a new brick w.c. in the rear of the yard behind the wine saloon, at which date the building was owned by Margaret Anketell.²⁵ The builder was J. E. Singleton, who also designed the building.²⁶

During the twentieth century, successive migrant communities settled in the area to the north of the railway line, establishing businesses in the existing premises. The character of the area changed in various ways with each influx.

The Metropolitan Sewerage Plan of 1954, shows that there had been little change to *151-165 Beaufort Street* in the period since the buildings were constructed in 1903, other than the addition of verandahs on the east with

¹⁸ *ibid.* Note: It appears that this building may have been constructed at an earlier date than the adjacent shops and residences; however, further research will be necessary to ascertain it.

¹⁹ *Wise's Post Office Directory* 1906, p. 270. Note: the no. was 197 Beaufort Street, now no. 165.

²⁰ City of Perth Rate Book, 1910, p. 130.

²¹ *ibid.*, 1910, p. 130.

²² City of Perth Rate Books, 1910, and 1956-1963.

²³ *Wise's Post Office Directory* 1929, p. 9.

²⁴ *ibid.* 1937-38, p. 6.

²⁵ Approvals, City of Perth 520/47.

²⁶ *ibid.*

a return extending the length of the shop on the north at 165 Beaufort Street.²⁷

From 1956 to 1963, Margaret Anketell was recorded as the owner of *Retail and Residential Buildings* in the City of Perth Rate Books. The tenancies of the shops reflected the changing character of the area in the post World War Two period, as immigrants from Europe settled in the area north of the railway line. From 1956 to 1958, 151 Beaufort Street was tenanted by Steve Litas, and in the period 1958 to 1963, by Jim and Aphrodite Pongas.²⁸ The wine saloon at 153 was tenanted by Lillian Watts in this period to 1961, when the tenancy transferred to C. K. Parker, who continued there through to 1963.²⁹ The next shop at 155 Beaufort Street was tenanted by Herbert V. Armstrong in 1956, and through to 1963 when it was transferred to Reginald Keith Archer.³⁰ The shop at 157 Beaufort Street was tenanted by Steve Stavrianos in the period 1956 to 1959, and by three other tenants, Hanson and Thomas, followed by W. Lholo, and then Riho Korskoik.³¹ Paul La Rosa was the tenant at the shop at 165 Beaufort Street throughout the period.³²

On 1 August 1973, the place was transferred to the Metropolitan Regional Planning Authority, which was making acquisitions for future road works in the area.³³ On the same day, the place was mortgaged to Kenmar Pty. Ltd.³⁴ The mortgage was transferred to Kenny Anketell and Margaret Bruford on 15 October 1974, and discharged on 21 August 1975.³⁵

Since 1973, various tenants have continued to occupy the retail premises and residences. There has been no security of lease tenure for the tenants, with continual uncertainty as to when the proposed road works might begin. Nonetheless, Bob Mainstone of Mainstone Glass & Leadlights, has continued to lease the premises at no. 153, which he took over when his son's business relocated in the early 1970s, following the acquisition of the place by the Metropolitan Regional Planning Authority.

The work on the Northbridge Tunnel is now in progress, and whilst the buildings at *151-165 Beaufort Street* have been retained to date, the rear section of no. 165, which is located at the corner of Beaufort and Newcastle Streets, has been partly demolished as part of these works.

Currently the place is partly occupied, by Beaufort Fish Supply at 151, and Mainstone Glass & Leadlights at 153, with the proprietor of the latter business occupying the residence above. The buildings are in need of conservation. *151-165 Beaufort Street* has been included in the Draft Municipal Inventory for the City of Perth. It was also included in the report prepared by Ronald Bodycoat for Main Roads, which identified

²⁷ Metropolitan Sewerage Plan of Perth, 22 November 1954. MWSS & DDWA PROWA Cons. 4156 Sheet no. 62.

²⁸ City of Perth Rate Books, 1956 to 1963. Note: details of values and rentals are recorded.

²⁹ *ibid.*

³⁰ *ibid.*

³¹ *ibid.*

³² *ibid.*

³³ Certificate of Title portion of Perth Town Lot Y66, Vol. 1356 Fol. 354. 1 August 1973.

³⁴ *ibid.*

³⁵ *ibid.*, 15 October 1974, and 21 August 1975.

properties of heritage significance likely to be affected by the construction of the Northbridge Tunnel.

13.2 PHYSICAL EVIDENCE

151-165 Beaufort Street is a two-storey complex of five shops and first floor residences in two slightly different renderings of the Federation Free Classical style built of brick and iron.

151-165 Beaufort Street is located on the south-west corner of Beaufort and Newcastle Streets, Northbridge. By virtue of its scale, bulk and styling, it is a minor landmark building and these qualities have been emphasised by the removal of the former Beaufort Arms Hotel (Lone Star Saloon). The design was clearly developed to exploit the corner location.

This section of Beaufort Street is a ribbon development of retail premises, built in the late nineteenth and early twentieth centuries. There are no street trees and the pavement, which extends from shopfront to kerb, is constructed of concrete paving slabs. Each of the five premises has a rear yard, but all rear garden materials were removed during the construction of the (Polly Farmer) Northbridge Tunnel. The open ground to the rear of the premises has a chainlink fence separating them from the tunnel construction's operational areas.

The complex divides into two separate sections; the shop and residence on the corner of Beaufort and Newcastle Streets, and the four shops and residences in Beaufort Street.

The shop and residence at number 165 Beaufort Street, on the corner of Newcastle Street, is a two-storey Federation Free Classical style brick, stucco and iron roof building. Its eastern and northern perimeter walls are located on the street boundaries, with the north east corner truncated for the entry. The ground floor has steel framed plate glass windows, set over a plinth. There is a flat roofed awning above the windows and the awning extends to the line of the back edge of the pavement. The walls are brick, laid in tuck pointed stretcher bond and there are single pane double hung sash windows to the first floor on the east, north and west elevations. There is a deep stucco cornice set above the windows, which consists of alternate plain panels and metopes, which terminates in a stucco balustrade with a moulded parapet and engaged half balusters forming the decorative elements of the balustrade. The corner has a pediment and under the pediment the painted words 'George... George... Draper' appear as faded images. The date 1903 appears in the pediment.

The ground floor plan is a single large space spanning the full width between party and boundary walls, with two small rooms at the rear. The northern space contains the stair to the upper level. A further room shown on the survey on the northern boundary has been demolished as part of the Northbridge tunnel works.

The interior of the shop has plastered walls and a timber floor with a mini-orb lined ceiling. The rear rooms are simply plastered out and have lath and plaster ceilings. There is a four panel door leading out into the yard and the southern side of the yard has a brick retaining wall extending from the party wall line to accommodate the difference in ground levels

with the adjoining shop. The southern wall has an opening in it leading into the adjoining shop. The building has a new custom orb profile zincalume sheet roof with new gutters. The shop is vacant and in a reasonable state of repair.

The remaining four shops to the south are two-storey Federation Free Classical style brick, stucco and iron roof buildings. The subtle changes in brickwork and stucco indicate that they were constructed at a different time to the corner building.

These four shops have residences over them with additional residential accommodation to the rear. The four shops are planned in two pairs of two, and are slightly different in conception, construction, and decorative treatment from the corner shop at number 165. The shops extend the full width between party walls at the street frontage and each of the shops is a single space.

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The ground floor frontages to these four shops are all treated slightly differently, with windows and doors taking different plan forms. The detailing of the joinery differs in subtle ways. Each shopfront is set over a tiled plinth. One shop, a former butcher's shop, still retains its full width double hung sash display window, and this arrangement was once a common feature for butcher's shops. Doors are alternately centrally located or offset, which makes the window display cases vary in size. All the display cases have been removed, except the fragments of the cases retained in number 151, and the remaining evidence of the cases in the ceiling treatments.

There is a steel framed curved roof awning above the windows of all four shops, with a flat fascia panel at the edge of the pavement, which was designed for signwriting. This structure is authentic and an important integral part of the original design. The walls are brick, laid in tuck pointed stretcher bond, in common with number 165, but there are slight differences in the brick colour and texture. There are pairs of single pane double hung sashes to each residence over the shops and the same window type has been used to the rear rooms. There is a deep stucco cornice set above the windows, which consists of alternate plain panels and metopes, which terminate in a stucco balustrade with a moulded parapet and engaged half balusters forming the decorative elements of the balustrade. These elements match the same elements at number 165.

The ground floor plan is a single large space spanning the full width between party walls. The window casements have a soffit of pressed metal in a small format pattern. In each shop the ceiling is divided into three panels by drop beams and the ceiling between the drop beams consists of elaborate arts and crafts style pressed metal panels with deep pressed metal cornices. These ceilings are of a remarkably high quality and are in good condition. Two of the shops have been interconnected and the

southernmost shop has been substantially modified in terms of its finishes to meet with the health requirements connected with the operations of the fish and chip shop, which currently occupies that space. Overall these four shops retain a great deal of original material at ground floor level.

The walls of the shops are articulated with piers, which extend through to the first floor. The kitchen/dining rooms have a corner breast and hearth where small ranges were once located. Walls are plastered and floors are laid in timber. There are moulded skirtings and architraves. The rooms have four panel doors. Ceilings are made of lathe and plaster and some of them are in very poor condition. The bathroom and toilet facilities to the rear are very basic, but appear to be in reasonably sound condition.

The first floor rooms have timber floors, moulded skirtings, plastered walls and lath and plaster ceilings. Some rooms have been interconnected by the introduction of either arches or additional doors. Overall these four residences retain a great deal of original material at ground and first floor levels. Kitchens have been introduced into some of the rooms at first floor level. The interiors of the residences have been allowed to deteriorate and decorative treatments are in a poor state of repair. Some elements have been removed and one stair has had part of its balustrade removed.

13.3 REFERENCES

No key references.

13.4 FURTHER RESEARCH
