



**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.

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

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.11.5 Retailing food and beverages
- 3.7.3 Moving goods and people on land

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 203 Road Transport
- 308 Commercial & services industries
- 310 Manufacturing and processing

11.1 AESTHETIC VALUE*

The place has aesthetic value as a modest building of utilitarian design with a simple yet well proportioned façade. (Criterion 1.1)

The place, which was used for stables for 1913 to the 1950s, is important as an integral element of the Union Bakery (fmr) on the opposite side of the street, comprising a three-storey bakery, shop, flourmill, office and single storey residence, situated on the opposite side of Lindsay Street. (Criterion 1.4)

11.2. HISTORIC VALUE

The place forms part of a commercial enterprise that was established following the growth of the city and increase in population due to the gold boom. (Criterion 2.1)

* 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.

The place illustrates a period during the first half of the twentieth century, prior to the use of motor vehicles, when commerce required the use of horse drawn vehicles, and demonstrates part of the pattern of inner-city life and the commercial operation of a large bakery in this period. (Criterion 2.2)

The place, which was used for stables for 1913 to the 1950s, is associated with Henry Cassidy Moore, who established the Union Bakery (fmr). (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

The place is rare as an example of a commercial stables building constructed during the early twentieth century still extant within the inner Perth area. Only one other stable is known to be extant within the City of Perth. (Criterion 5.1)

The place demonstrates a distinctive way of life that no longer exists, associated with the commercial operation of a bakery between 1913 and the 1950s. (Criterion 5.1)

12.2 REPRESENTATIVENESS

The place is a fine representative example of stables and other such ancillary buildings dating from the early twentieth century, which were typically of a utilitarian design, free of superfluous ornament.

12.3 CONDITION

The place is in fair to good condition. There is evidence of deterioration to some of the external brickwork and ground floor timber joinery.

12.4 INTEGRITY

The place has a moderate to high degree of integrity. Changing technologies have made the original use of the place redundant. Adaptation of the building for use as a workshop has resulted in minimal loss of integrity.

12.5 AUTHENTICITY

The place has a high degree of authenticity. Although there have been some minor modifications to the place over time, to accommodate changing needs, much of the original fabric is intact. Modifications to the façade include the addition of the timber double doors and the wrought iron balcony.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Wayne Moredoundt, Historian. The physical evidence has been compiled by Palassis Architects.

13.1 DOCUMENTARY EVIDENCE

Lindsay 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 lake beds 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 economic potential 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 were extended northwards, and more 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 known as Ellen Street), but ended there, blocked by Lake Thomson.² After the death of Thomas Mews in 1877, ownership of the 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 that included a house which had been used by the Mews as a residence, Parker developed the Beaufort Arms Hotel.³

With the gold boom of the late 1880s and 1890s a large 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 9.1 hectare residential subdivision. The streets in this subdivision were 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, which provided a range of goods and services, began

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.

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), Union Bakery (fmr) and flour mill, in Lindsay Street, and MacKay & Co's Aerated Water factory in Money Street.

The Former Stables building at 17 Lindsay Street (Lot 123) was constructed in 1913 for Henry Cassidy Moore, a baker, and formed an industrial complex that also included the Union Bakery (fmr), consisting of a three-storey bakery, shop, flourmill and office, (number 12-16) and Moore's residence (number 18-20) on the opposite side of Lindsay Street. Henry Moore had purchased this land in Lindsay Street for his house and bakery in 1895, 1896, 1905 and 1906.⁵

In 1909 the vacant lot 123 was purchased in the name of Henry Moore's wife, Sofia Moore,⁶ from Edward G. Joyce, who had himself acquired the title to the property in 1898.⁷ Lot 123 was purchased by the Moores in order to stable the bakery's horses, as the continued expansion of the bakery meant there was no longer sufficient space at the original site. The stables at 17 Lindsay Street first appear in City of Perth Rate Books in 1913.⁸

There had been a sudden growth in motorised transport in the decade immediately following the First World War with a concomitant decline in the use of horse-drawn transport. By 1924, Croasdale's, one of the city's biggest livery stables in the pre-war period, had completely changed over from buggies and phaetons to motor transport.⁹ However, horses continued to be used for the Union Bakery's operations until the 1950s, after which time the stables were used for storage.¹⁰

Henry and Sofia Moore continued to reside at their residence in Lindsay Street until the death of Sofia in 1943. Following her death, the title to 17 Lindsay Street was transferred to the Moore family company, Colonial Investment Pty Ltd, whose principal was Henry and Sofia's son, William James Moore.¹¹

Two years after Sofia Moore's death, Henry Moore married the widowed Nora M. Graham. Nora had previously lived, with her husband Ernest Graham, near Henry and Sofia Moore, at 13 Lindsay Street, from 1905 to around 1912.¹² Henry and Nora Moore chose not to live at 18 Lindsay Street, which was occupied by Henry and Sofia's son, William James, and their daughter, Lilian M. Moore.¹³

5 Post Office Directories, 1900-1924.

6 Certificate of Title, Vol. 453 Fol. 146, 13 November 1909.

7 Certificate of Title, Vol. 72 Fol. 109, August 1898.

8 City of Perth Rate Books, 1910-1914.

9 Joll. '1901-1930', p. 64.

10 Article on Moore's bakery, Town of Vincent Library, Local Studies Collection. Cited in Laura Gray and Irene Sauman, '(Draft) Heritage Assessment, Money/Lindsay Street Study Group', January 2001.

11 Certificate of Title, Vol. 453 Fol. 146, 24 November 1943, 22 November 1944.

12 Post Office Directories, 1900-1915.

13 Post Office Directories, 1940-1949.

After Henry Moore's death in 1961 at the age of 90, his family continued the bakery operation until 1980. At this time, the Metropolitan Region Planning Authority acquired the title to the former Moore family properties at 17, and 12-20 Lindsay Street. These properties were subsequently leased to Allwest Scientific Distributors, scientific glassware distributors. Allwest continued as the leaseholder of 17 Lindsay Street until July 1994.¹⁴ City of Perth zoning regulations allowed continued commercial/light industrial use of these properties.¹⁵

In 1993, the State Planning Commission applied to the Perth City Council, on behalf of the lessee, P. Dodd, for approval to use the 17 Lindsay Street land and stables for a studio, as well as seeking permission to construct a workshop on the land for the manufacture of wrought iron furniture. Approval for a temporary workshop was given, but the proposed construction did not proceed. An alternative plan of developing a workshop on the upper floor of the stables was refused by the Council, on the grounds that such a proposal would require considerable remodelling of the existing structure, and would have a negative impact on the residential amenity of the area. In spite of these restrictions by the Council, a wrought iron studio was established on the site.¹⁶

In June 2000, the title to the Former Stables, 17 Lindsay Street, was transferred to the East Perth Redevelopment Authority.¹⁷ As of 2001, the place continues to be used as a wrought iron manufacturing facility.

13.2 PHYSICAL EVIDENCE

Stables (fmr), 17 Lindsay Street comprises a double storey brick and iron building constructed in 1913.

The place is situated on the western side of Lindsay Street, between Newcastle Street and Little Parry Street. Lindsay Street in the vicinity of the place presents a varied streetscape of residential, commercial and industrial buildings. To the north side of the place is an industrial building dating from the 1960s. It has a sawtooth roof clad in asbestos and a rendered brick front façade with large metal frame windows. The building has no set back from the front boundary. To the south side of the place is a pair of attached single storey residences dating from the early twentieth century. Each residence has a gable roof with a half timbered gable end to the front. There is an enclosed verandah with a corrugated iron roof across the full width of the front façade. On the eastern side of Lindsay Street, opposite the place, is Union Bakery (fmr), a former mill/bakery complex comprising a substantial three storey brick and iron building of utilitarian design. Attached to the mill/bakery are a single storey commercial building and a single storey residence. There are concrete paver footpaths and narrow grassed verges to both sides of the street. The verges are planted with medium-sized native Paperbarks.

¹⁴ Ministry of Planning Records, cited in Gray and Sauman, 'Draft Heritage Assessment'.

¹⁵ City of Perth, Correspondence Files, for Lindsay Street, File # 1900372, cited in Gray and Sauman, 'Draft Heritage Assessment'.

¹⁶ City of Perth, Correspondence Files, for Lindsay Street, File # 1900372, cited in Gray and Sauman, 'Draft Heritage Assessment'.

¹⁷ Certificate of Title, Vol. 1552 Fol. 20, 7 January 1980, 30 June 2000.

Stables (fmr), 17 Lindsay Street comprises a two-storey brick and iron building constructed in a utilitarian style. The building is sited on a rectangular lot and set back from the front boundary by 23 metres. To the front of the building is a yard with a gravel/sand surface. There are small grassed areas to the south-east and south-west corners of the yard. The grassed area to the south-east corner is planted with a small Norfolk pine tree. At the north-west corner of the yard there is a small area of brick paving. The front boundary is enclosed by a chainlink fence with a double gate. The building is 0.5 metres from the northern and southern boundaries and 3 metres from the western (rear) boundary. The northern and western boundaries are formed by the double-height face brick walls of the adjacent factory building. There is a 1.5 metre high timber paling fence to the southern boundary.

The building has a medium pitched gable roof which is clad in corrugated zincalume. The roof has closed eaves and simple timber bargeboards fitted with galvanised metal flashings. Gutters are ogee profile galvanised metal. External walls are face brick laid in a stretcher bond. The main entry to the building comprises a timber double door located to the centre of the front (east) elevation. The doors have a shallow arched head and metal frame and are fitted with wrought iron hardware. To the centre of the first floor level is a ledged and braced timber double door. The door opens on to a small curved balcony fitted with a wrought iron balustrade. A timber beam fitted with a metal pulley protrudes from the wall, above the doorway. At the apex of the roof there is a louvred timber vent. The front elevation is partially obscured by a creeper plant.

Along the north and south elevation are a series of small timber framed window openings placed at regular intervals. Many of the openings have been boarded over. To the rear elevation there is a large corrugated iron sliding door with a steel lintel. Abutting the rear elevation is a corrugated iron skillion roof which covers much of the rear yard.

The ground floor comprises an open plan rectangular space. It has a concrete floor, with a concrete screed having been laid to the centre and part of the south-west corner. There are two rows of four timber posts, set approximately 3 metres in from each of the side walls. The posts are coincident with engaged brick piers on the north and south walls. The posts are painted white to half height and show evidence of notches which housed horizontal rails. The ceiling is unlined thus exposing the closely spaced timber joists to the floor above. A spoon drain runs the length of the building, adjacent to each row of posts. At the east end there are grooves to the floor running north-south from the timber posts to the side walls which may indicate the position of former stable bays. Internal walls have a rough render finish which has been painted white. Metal bars have been fitted to the windows along the north wall. At the north west corner is a small bathroom with corrugated metal walls and a panelled timber door. The bathroom has a mosaic and terracotta tiled floor and is fitted with a shower, toilet and sink. On the north wall of the bathroom is a window fitted with timber louvres. The ground floor area is presently used as a metal workshop.

The first floor is accessed via a timber half-turn stair located at the south-east corner. The stair has stop chamfered timber posts and rails and metal rod balusters. There is evidence of the former timber ladder entry to the first floor

next to the stairs. A row of four timber posts is located to each side of the first floor, as per the ground level. The posts on the first floor are, however, set much closer to the external walls than those on the ground floor. The posts support a series of timber trusses. Each truss comprises paired vertical members to the centre, rafters and a single horizontal member. The roof framing is unusual in that there is no ridge beam. The ceiling is unlined and without insulation, thus exposing the roof framing and cladding. The side walls are 1.3 metres high and incorporate a metal channel at the top. Two timber plates run along the length of the walls, either side of the channel.

At the eastern end is a ledged and braced timber double door which opens onto a small external balcony. There are no windows at first floor level, natural lighting being provided by the sheets of polycarbonate in the roof, located to either end of the room. Artificial lighting is provided by two rows of track lighting, which run the full length of the room. The floor comprises oiled T&G timber boards and the walls are finished as per the ground floor. At the north-west corner of the room is a recent kitchen benchtop. The first floor area is presently used as an office and living space.

The place remains largely as constructed. There have been some modifications to accommodate changes in use over time internally including the construction of a bathroom facility to the ground floor and new stairs to the first floor. Externally the front doors to the ground floor are not original and the wrought iron balcony to the first floor is a recent addition.

The place is in a fair to good condition. There is evidence of recent maintenance to the place including new roof sheeting and repair to the first floor and roof timber work. There is some evidence of deterioration to the external brickwork.

13.3 COMPARATIVE INFORMATION

Stables constructed in Western Australia, which date from the late nineteenth century to the early twentieth century, were typically rectangular in form, of a robust utilitarian design and largely devoid of ornament.

In the inner-Perth area extant stables are rare. A search of the Heritage Council database revealed only one other stable, the Aston Clinic Stables, to be extant within the City of Perth.

The Aston Clinic Stables, West Perth, comprises a long rectangular brick building with a corrugated iron gable roof. The gable ends are half-timbered with roughcast infill. At the apex of the northern gable there is a louvred timber vent. The building has been adapted for use as office space.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH