



# 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\*

*Fmr No. 6 Electricity Substation* is significant as its building evolution has resulted in an unusual form, brought about by its staged development and differing responses to changing requirements. (Criterion 1.1)

*Fmr No. 6 Electricity Substation* has strong aesthetic value. It is utilitarian in nature and was developed in several stages. Each of the stages was a utilitarian response to the changing needs of the substation as both the demand for power and increased and the technology to create and transfer the power was developed. (Criterion 1.1)

*Fmr No. 6 Electricity Substation* is an important reminder of the setting of the East Perth area that was developed in the first half of the twentieth century. (Criterion 1.3)

*Fmr No. 6 Electricity Substation* has some value in the streetscape setting as part of a group comprising Boans warehouse, the Substation and No. 83 Brown Street. (Criterion 1.4)

### 11.2. HISTORIC VALUE

*Fmr No. 6 Electricity Substation's* historical value lies in its representation of service industries in the first half of the twentieth century in the area of East Perth. Throughout the history of East Perth, industry and working class residential accommodation has been the most prevalent form of construction. Very few of the original industrial buildings that were typical of East Perth remain. (Criterion 2.1)

*Fmr No. 6 Electricity Substation* was one of a number of substations developed and owned by the City of Perth until the State Energy Commission, established in 1946, took control of all power generation, transmission and distribution in the metropolitan area. (Criterion 2.2)

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\* For consistency, all references to architectural style are taken from Apperly, R. Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* North Ryde, Angus & Robertson, 1989.

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

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

*Fmr No. 6 Electricity Substation* is important to the community for its associations with the story of the provision of power in Western Australia. It played an important part in the sense of place in the development of the city. It was a response to industry which impacted on the demographics of the area. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

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

The place is one of a number of substations built between 1910 and 1930. The first four were built with the East Perth Power Station between 1910 and 1915. The No. 6 substation was one of two built in the 1920s to cope with the expanding industrialisation of the area and the widespread acceptance of electricity and gas in businesses and homes. It has some rarity as a building form no longer common and although now redundant, one of the very few that have not yet been adapted for other purposes.

### **12. 2 REPRESENTATIVENESS**

The building is a good example of a substation of its era. It was built to satisfy an increased power demand and has developed along with changing demands. It has not been used for any other purpose than that originally intended. Although it has been made redundant and much of the equipment has been removed, it remains a good representation of an industrial type of building in the East Perth area.

### **12. 3 CONDITION**

Generally, the main structure is in sound condition. The red face brickwork and fibro cement exterior walls are in good condition. Although the windows along the west face have been bricked in, their location and size are evident and the concrete lintels and sills are in fair condition. The steel framed doors are in fair to poor condition - those with timber cladding show signs of termite damage. The fibro cement sheeting of the roof is in very poor condition, as are the concrete floors. The internal walls of bagged face brickwork are in fair condition. Gantry beams, located on the east elevation, are in good condition.

Several pieces of equipment remain in the building. They range from poor to good condition and are fragments of more important equipment since removed.

### **12. 4 INTEGRITY**

No longer used as an electricity and gas substation, the place has a low level of integrity.

### **12. 5 AUTHENTICITY**

In general, much of the surviving fabric is authentic. The material of the rainwater goods (including rainwater heads and down pipes) and the fibro cement walls are not authentic, although the geometry of the rainwater goods has remained true to the original. The intrusive concrete ceilings are of low authenticity.

### **13. SUPPORTING EVIDENCE**

Attached are key sections of the supporting evidence prepared by Considine and Griffiths, Architect, 'No. 6 Electricity and Gas Substation, East Perth: Conservation Plan', (prepared for East Perth Redevelopment Authority, June 1996).

#### **13.1 DOCUMENTARY EVIDENCE**

For a discussion of the documentary evidence refer to Considine and Griffiths, Architects, 'No. 6 Electricity and Gas Substation, East Perth: Conservation Plan', (prepared for East Perth Redevelopment Authority, June 1996).

#### **13.2 PHYSICAL EVIDENCE**

For a discussion of the physical evidence refer to Considine and Griffiths, Architects, 'No. 6 Electricity and Gas Substation, East Perth: Conservation Plan', (prepared for East Perth Redevelopment Authority, June 1996).

#### **13.3 REFERENCES**

Considine and Griffiths, Architect, 'No. 6 Electricity and Gas Substation, East Perth: Conservation Plan', (prepared for East Perth Redevelopment Authority, June 1996).

#### **13.4 FURTHER RESEARCH**

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