



**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)**

- 3.12.5           Retailing food and beverages
- 3.19             Marketing and retailing
- 4.2.5            Developing city centres
- 4.6              Remembering significant phases in the development of settlements, towns and cities
- 5.4              Working in offices
- 8.10.4          Designing and building fine buildings

##### **HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)**

- 111             Depression & boom
- 308             Commercial & service industries

#### **11.1 AESTHETIC VALUE\***

*Bairds Building (fmr), Perth* is an excellent and striking example of a competently designed and built substantial commercial building displaying the aesthetic characteristics of the eclectic Federation Free Style. (Criterion 1.1)

*Bairds Building (fmr), Perth* is a landmark due to its height, distinctive façade and conspicuous location opposite open space beside the horseshoe bridge. (Criterion 1.3)

*Bairds Building (fmr), Perth* is an integral component of a precinct of buildings from the Federation and Inter-War periods. It is important to the historic streetscapes that remain on both sides of William Street and along Wellington

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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*, Angus and Robertson, North Ryde, 1989.  
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Street, together with other nearby streetscapes of that period that collectively form a significant townscape. (Criteria 1.3 & 1.4)

## 11. 2. HISTORIC VALUE

*Bairds Building (fmr), Perth* was constructed as part of a building boom in the Perth central business district that occurred during the period of development and consolidation following the gold rush, which dates from the discovery of gold in Western Australia in the 1880s and 1890s up to the Inter-War period. (Criterion 2.2)

*Bairds Building (fmr), Perth* was hailed at its construction as a demonstration of the prosperity of Western Australia and a sign to the Eastern States that Perth was a city to be taken seriously, at a time when Perth was keen to shake off its nineteenth century image as a sleepy backwater. (Criterion 2.2)

*Bairds Building (fmr), Perth* is associated with the Green family who owned the property from the 1860s or 1870s up to 1919, operating first a foundry and then a Murray Street ironmongery on the site before constructing *Bairds Building (fmr), Perth* in 1906. Western-Australian born Levi Green was one of only a handful of pre-gold boom ironmongers in Perth and unusual as a first generation Western Australian entrepreneur. (Criterion 2.3)

*Bairds Building (fmr), Perth* was occupied for fifty years by the popular store Bairds Company, which was established in Coolgardie in 1896. The Bairds Company operated its main store from the site from 1919 up to 1969, including substantial expansions of the premises in 1920 and 1965. (Criterion 2.3)

*Bairds Building (fmr), Perth* was designed by notable architect Richard Dennehy and is a fine example of his work applied to a commercial building. (Criterion 2.3)

*Bairds Building (fmr), Perth* was built by prominent Perth builder J.D. Sanders. (Criterion 2.3)

*Bairds Building (fmr), Perth* was noted at its opening as having overcome significant challenges with subsoil water during its construction, using materials imported specifically to resolve these issues. (Criterion 2.4)

## 11. 3. SCIENTIFIC VALUE

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## 11. 4. SOCIAL VALUE

Bairds Company was a significant supplier of goods for rural communities and as such its main Perth premises, *Bairds Building (fmr), Perth*, located practically at the Perth train station, was valued by these communities as the long-time centre of Bairds' operations.

*Bairds Building (fmr), Perth* contributes to the community's sense of place as a landmark building located opposite the Perth Railway Station. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1. RARITY**

*Bairds Building (fmr), Perth* is an unusual example of an early twentieth century retail premises with some arcade features that functioned between 1920 and 1989 as a walk-through department store connecting two streets. (Criterion 5.1)

*Bairds Building (fmr), Perth* is an unusual example of an ironmongery, a previously common form of retail business which was originally linked with on-site production and, as its stock and marketing changed, participated in the transition away from ironmongery towards a separation of hardware stores, machinery sales and more generalist department stores. (Criterion 5.2)

### **12.2 REPRESENTATIVENESS**

*Bairds Building (fmr), Perth* is representative of retail and commercial arcade and department store buildings constructed in the Perth central area from the Federation period through to the Inter-War period. (Criterion 5.1)

*Bairds Building (fmr), Perth* combines with other buildings in the Wellington and William Streets' vicinity to form a distinctive streetscape that is characteristic of business districts developed from the 1890s through to the Inter-War period in the Perth metropolitan area and larger rural centres. (Criterion 5.1)

### **12.3 CONDITION**

*Bairds Building (fmr), Perth* is in good condition.

### **12.4 INTEGRITY**

*Bairds Building (fmr), Perth* has a moderate degree of integrity. Until 2004, the building continued to serve its original intended purpose as a shop, with the upper floors vacant retail space after 1989. In 2012, the upper floors were converted to office space, reverting to the original use of the second and third floors.

In 2015/2016, works were undertaken on the ground floor of the *Bairds Building (fmr), Perth* and the adjoining *Globe Hotel* as part of the conversion of the space for a restaurant, bar and laneway lounge.

### **12.5 AUTHENTICITY**

The exterior of *Bairds Building (fmr), Perth* is of moderate authenticity. The ground level shopfront is not original, and appears to be contemporary with the earlier 1990s retail fit-out of the interior. The first floor façade is obscured by a modern façade, however from the second floor up the place has retained the appearance of its original façade.

The interior of the place is of low authenticity. Elements of the building, including the basement, roof space and rear stairwell, underwent significant alteration associated with the construction of the adjacent one40william tower site and refurbishment works. However, some significant elements remain, including the pressed metal ceilings on the first, second and third floors, and original openings visible in the second floor boardroom. It is also likely that much of the original

timber moulded skirting and lengths of plaster moulding that were applied to the walls remain behind the modern wall lining. In 2015/2016, comprehensive alteration works were undertaken as part of the installation of a restaurant, bar and laneway lounge on the ground floor of the *Bairds Building (fmr)*, Perth and the adjoining *Globe Hotel*.

### 13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Kris Bizzaca, Historian, and Alan Kelsall, Kelsall Binet Architects, in April 2003, with amendments and/or additions by State Heritage Office staff and the Register Committee.

The documentary evidence was updated in 2015 by Clare Menck, Historian. The statements of significance, physical evidence and comparative information were updated in 2015/2016 by State Heritage Office staff.

#### 13.1 DOCUMENTARY EVIDENCE

*Bairds Building (fmr)*, Perth, a four-storey masonry building in the Federation Free style, was constructed on Perth Building Lot V17 in 1906 for Levi Green, ironmonger. The place was utilised as retail premises for Green, followed by the Bairds Company and later Myer.

Not long after the official proclamation of the Swan River Colony Lieutenant Governor Captain James Stirling posted a government notice on 27 July 1829 that proclaimed 'the new stone will be laid of a New Town, to be called Perth, near to the entrance of the Estuary of the Swan River'.<sup>1</sup> The survey of the new town site began the day after its foundation ceremony on 12 August 1829.<sup>2</sup> It was laid out in a traditional grid pattern with streets surveyed parallel to and at right angles to the main street named St. Georges Terrace thereby forming large blocks which were surveyed into smaller allotments.<sup>3</sup>

Perth was constituted a city in 1856, but its village landscape appearance<sup>4</sup> remained relatively unchanged right up to the 1880s and 1890s. This was despite the erection of a number of landmark public buildings such as the Town Hall (1868-1870) during the convict establishment period of the late 1850s to

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<sup>1</sup> Stannage, C. T., *The People of Perth: A Social History of Western Australia's Capital City*, City of Perth, Perth, p. 30. The name Perth was chosen in honour of the birthplace of then Secretary of State of the Colonies Sir George Murray. (Markey, D. C., 'Pioneer Perth', in Gentilli, J., (ed), *Western Landscapes*, UWA Press, Nedlands, 1979, p. 346.)

<sup>2</sup> *ibid*, pp. 351 – 352.

<sup>3</sup> Markey, *op. cit.*, pp. 351 - 352.

<sup>4</sup> Building regulations drawn up in the 1830s together with the slow progress of the colony resulted in a village landscape of scattered single and two storey brick or stone residences surrounded by gardens mainly to the east of the government domain along Adelaide Terrace, and a slowly developing business area in the vicinity of the government domain to the west of Barrack Street. (Markey, *op. cit.*, pp. 356 – 357; Stannage, *op. cit.*, pp. 193 – 194; Campbell, R., 'Building in Western Australia 1851 – 1880', in Pitt Morison, M. & White, J. (eds.), *Western Towns and Buildings*, UWA Press, Nedlands, 1979, p. 90.)

1870s<sup>5</sup>, and the clearing and construction of Perth roads by convict labour from the 1860s up to 1875.<sup>6</sup>

The discovery of gold in the Kimberly, Murchison and Kalgoorlie regions in the 1880s and 1890s and the concurrent granting of Responsible Government to Western Australia in 1890 significantly impacted the development of Perth.<sup>7</sup> The physical nature of the city changed dramatically with economic prosperity and the increase of population as a result of gold rush immigration. By the turn of the twentieth century, Perth was totally transformed. Its streets became lined with elaborately styled multi-storey buildings, many of which were the design of a now large architectural profession, and developing suburbs surrounded the city.<sup>8</sup>

With the central railway station to the north of the town site, which was completed in 1881, and the government domain to the south, the area bounded by William and Barracks Streets was consolidated as the commercial and retail centre of the Perth region.<sup>9</sup> Banks, insurance buildings and professional and commercial offices were constructed along St. Georges Terrace, and businesses, shops and warehouses were established in Murray, Hay and Wellington Streets.<sup>10</sup> A number of hotels and theatres were built in this central area and large emporiums such as Foy & Gibson's and Sandover's emerged along the tram route and the shopping strip of Hay Street. Shopping arcades and passage ways were also developed in this period, allowing people to move with ease through the now busy Perth streets and providing spaces for further business outlets within the form of the narrow blocks.<sup>11</sup>

A number of Perth's prominent businessmen and investors took advantage of the increased prosperity and building boom in the central area of Hay, Murray and Wellington Streets by purchasing property and erecting mixed retail and commercial premises. This investment in central Perth is reflected in the histories of various sites within the area between William and Barrack Streets and St George's Terrace and Wellington Streets including Sir Charles McNess' *McNess Royal Arcade* (c. 1896), Thomas Molloy's Theatre Royal and Hotel Metropole (fmr) (1894; 1897) and *His Majesty's Hotel* (1904), the Congregational Church's *Trinity Buildings* (c.1906; 1927), and mining magnate Claude De Bernales'

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5 Campbell, op. cit., pp. 94 – 104; Battye, J. S. (ed), *The Cyclopedia of Western Australia*, Vol. 1, 1912, Facsimile Edition, Hesperian Press, 1985, p. 356. Perth was initially administered by a Town Trust after it became a city in 1856. The Town Trust was later replaced by a city council in 1871, subsequent to the proclamation of the Municipal Institutions Act of that year. (Battye, op. cit., Vol. 1, p. 536; Georgiou, J., 'The Metropolitan Region', in Pitt Morison & White, op. cit., p. 247; Stannage, op. cit., p. 193.)

6 Stannage, op. cit., pp. 157, 164, 170.

7 Stannage, op. cit., pp. 193; Seddon, G. & Ravine, D., *A City and its Setting*, Fremantle Arts Centre Press, Fremantle, 1986, pp. 146 – 147.

8 Stannage, op. cit., pp. 193-4; Seddon & Ravine, op. cit., p. 147. Seddon and Ravine state that: 'In 1904, 10 per cent of central Perth was still vacant land, but by 1911, there was no vacant land left.' (Stannage, op. cit., p. 243, cited in Seddon & Ravine, op. cit., p. 152.)

9 Hocking, I., 'Growth and Change in Central Perth', in Pitt Morison & White, op. cit. pp. 266 – 267.

10 Seddon & Ravine, op. cit., p. 156.

11 Hocking, op. cit., pp. 266 – 268.

*Piccadilly Theatre and Arcade* (1938).<sup>12</sup> Probably one of the largest and most significant property investors at the turn of the twentieth century were partners Timothy Quinlan and Daniel Connor who were responsible for the construction of the *Connor Quinlan Building* on the corner of Hay and Barrack Streets in c. 1900 as well as the adjacent Moana Café and Chambers (c. 1909) and *Savoy Hotel* (1914).<sup>13</sup> This type of development took place throughout the central district including properties located in close proximity to entry points into the area such as those along Barrack and William Streets, and across from the railway station in Wellington Street.

Perth Building Lot V17 (the subsequent location of *Bairds Building (fmr)*) was granted to Edward Jeffers in April 1821.<sup>14</sup> By the 1870s, the property was owned by mill owner George Green.<sup>15</sup> Bricklayer George Green arrived in the Swan River Colony aboard the *Tranby* in January 1830. He married Jane Beacham on 21 February 1836 and they had 11 children. Green worked as a brickmaker, bricklayer and builder in the early years of the Colony prior to establishing a mill and foundry in Wellington Street in the 1860s.<sup>16</sup>

Upon George Green's death in August 1873, his widow Jane Green and Henry Strickland were made the executors of his will and estate.<sup>17</sup>

A c.1895 lithograph of the central Perth area shows a long rectangular u-shaped structure set back from Wellington Street and various other buildings on the site. Described as 'Black Swan Foundry', it is likely to have been the mill and foundry business established by George Green.<sup>18</sup>

The foundry structure shown on the c.1895 plan matches the outline of a building recorded on an 1897 sewerage plan of the site.<sup>19</sup> By the early 1900s, the property had been altered. The structures along the eastern side of the Lot had been demolished leaving an area of open space in the north-eastern quarter of the site. The long rectangular building along the western elevation had been extended to the south and now adjoined a large building located at the Murray Street end of Perth Building Lot V17.<sup>20</sup>

On 13 July 1905, an Indenture of Conveyance was entered into between Henry Strickland and Mrs. Jane Green, and Perth merchant Levi Green, who was the son of George and Jane. The details of this indenture granted Levi Green Perth

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12 All information from Kelsall Binet Architects & Bizzaca, K. in association with Sherriff, J., 'City of Perth Central Precinct', draft heritage assessment prepared for HCWA, June 2002.

13 Ibid; Stannage, op. Cit., p. 226.

14 Crown Grant No. 555.

15 Memorial Book 15, No. 57.

16 Erickson, R., *The Bicentennial Dictionary of Western Australians pre-1829 – 1888*, Vol. II, D-J, UWA Press, Nedlands, 1988, p. 1260.

17 Memorial Book 15, No. 57.

18 Perth Station Yard, c. 1895, showing development in the vicinity of the new station and marshalling yards. Lithograph produced for C. Y. O'Connor, engineer-in-chief P.W.D., Fig, 12.5 cited in Pitt Morison & White, op. cit., p. 271.

19 City of Perth & Suburbs, PWD 5647, Sheet No. 8, 1897, BL 578C.

20 City of Perth & Suburbs, PWD 5647, Sheet No. 8, 1897 [revised c. 1904], SRO.

Building Lot V17 on the condition that a yearly sum of £60 was paid to Jane Green during her lifetime.<sup>21</sup>

Levi Green was born in Perth in 1857 and lived in Western Australia almost his whole life. He married Sarah Elizabeth Graham in 1879 and they had three children: William George, Hamlet Graham and Alice Muriel, as well as two daughters who died in infancy. The family lived on a smallholding in Cannington.<sup>22</sup> Levi Green worked as a coachbuilder before opening a hardware store. His business is reported to have been known as 'Green's Arcade'.<sup>23</sup> The earlier store was at 258 (later renumbered 246) Murray Street, the southern end of Lot V17, and does not appear to have been an 'arcade'.<sup>24</sup> This store was later remembered as a 'quaint ironmongery store' selling a mix of 'apples and nails, grapes and bolts, watermelons and tubs, green peas and wirenetting' that 'eventually gave way to progress' with the construction of a new store at the Wellington Street site.<sup>25</sup> It is listed in the earliest available Post Office Directories, from 1893.<sup>26</sup> Levi Green may have provided a retail front for the foundry at the same site.

It appears that, after obtaining Lot V17, Green set to work at once arranging for a large store and offices to be constructed at the Wellington Street end of the Lot. Photographs from December 1905 show the place under construction, with the main structure of the first two storeys complete, fitted neatly between the Globe Hotel<sup>27</sup> to the west and a two-storey building, probably shops, to the east. Signage indicates the building was being prepared for 'Levi Green – Ironmongers'. Captions under the photographs suggest difficulties were being encountered in the construction and claim the steel beams for the first two floors were 'the largest ever imported to the Southern Hemisphere'.<sup>28</sup> These difficulties were later identified as relating to sinking sufficient foundations for the large building in wet soil, '12ft 9in below the footpath level and 4ft 6in below the natural water-level of Perth'. A 'risky and dangerous piece of underpinning' was required along the eastern boundary to secure the neighbouring building. Green imported special cement mortar for the foundations and it reportedly took four months to build to basement walls up to ground level.<sup>29</sup>

The building was completed the following year after a full twelve months construction. It was opened by the Premier, Mr N.J. Moore, on 10 August 1906.

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21 Memorial Book 15, No. 57.

22 'Levi Green (probate), SROWA cons 3403 item 1915/084

23 Erickson, op. cit., p. 1263; Honniball, J. H. M., 'The Tuckeys of Mandurah', in RWAHS, *Early Days*, Vol. V, Part V111, 1961, p. 40. Note: Erickson's note is the only evidence found suggesting the place was called 'Green's Arcade'. This description was never used in the Post Office Directories.

24 Wise's Post Office Directories, 1901-1910, at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories) ; PWD Sewerage Plan, March 1904, SROWA Cons 1647 Item 10724

25 *Sunday Times*, 5 August 1923, p.13S, at <http://trove.nla.gov.au/ndp/del/article/60010169>

26 Wise's Post Office Directories, 1893, p.64, at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories)

27 P14888 *Globe Hotel* (RHP)

28 *Western Mail*, 30 December 1905, p.30, at <http://trove.nla.gov.au/ndp/del/page/3341713>

29 *The West Australian*, 11 August 1906, p.5, at <http://trove.nla.gov.au/ndp/del/article/25685536>

The opening was reportedly attended by 'nearly one hundred persons ... members of Parliament, city councillors, architects, builders and leading business men of the city', including Timothy Quinlan and George Temple Poole. They praised the building as a demonstration of the prosperity of the State, which would demonstrate to 'othersiders' that Western Australia was not so 'slow' as they perceived. The new premises received glowing reviews in the papers, described as 'perhaps the most up to date in the city'. Those touring the place were impressed by its outward appearance and 'once inside... filled with wonderment at the spaciousness of it all, the excellent lighting arrangements, and the provision made for ventilation'. The basement, however, was noted as being shallow, on account of swampy ground.<sup>30</sup>

Green's building was designed by architect R.J. Dennehy, built under the supervision of builder J.D. Sanders of North Perth, and decorated by Mr. Goatcher. Dennehy was credited for having 'left the beaten path', introducing 'up-to-date ideas associated with American architecture'.<sup>31</sup> Some years later, Green claimed that he had supervised construction himself, using day labour and paying his workers '1/6 a day more than the ruling rate' in order to ensure the highest quality workmanship.<sup>32</sup>

Richard Joseph Dennehy was born in Ireland in 1859, emigrating to Victoria as a child. He joined an architectural firm as a teenager and had much success in Victoria before moving to Western Australia in 1896, and to Perth in 1899. He designed many Catholic buildings, including Convent of the Good Shepherd, Leederville (1903), Church of the Sacred Heart, Highgate (1906) and Sacred Heart Primary School (1914), (Part of *P2181 Sacred Heart Group, Highgate*), St John of God Hospital, Subiaco (demolished) and *St Columba's Catholic School*, South Perth (1908), as well as several residences and business premises, particularly in the inner suburbs. He continued doing architectural work into at least the late 1920s, and died in 1939.<sup>33</sup>

James Douglas Sanders was born in England, emigrated to Sydney and arrived in Western Australia in 1894. He originally began training as an architect before switching to become a building contractor. By 1906, he was well known and respected in Perth. In 1909 he became president of the Builders and Contractors Association.<sup>34</sup> Sanders died in 1950, aged 83.<sup>35</sup>

The building was described in detail at its opening as follows:

Mr Green's new premises cover an area 218ft by 50ft 7in ... The concrete foundations are composed of blue-metal and cement, 6ft wide by 2ft 6in thick ... The shops

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<sup>30</sup> *The West Australian*, 11 August 1906, p.5, at <http://trove.nla.gov.au/ndp/del/article/25685536>

<sup>31</sup> *Daily News*, 14 August 1906, p. 2, at <http://trove.nla.gov.au/ndp/del/article/82689438>

<sup>32</sup> *Westralian Worker*, 20 February 1914, p.5, at <http://trove.nla.gov.au/ndp/del/article/148135037>

<sup>33</sup> Register documentation, P02383 *St Columba's Church Group & St Joseph's Convent, South Perth*, April 2006; Metropolitan Cemeteries Board <http://www2.mcb.wa.gov.au/NameSearch/results.php> accessed 19 February 2015; Kelly, Ian, 'Western Australian Architectural Biography, 1890-1915', 1991, updated 17 January 2005, pp.21-22

<sup>34</sup> Register Documentation, P01991 *Connor Quinlan Building*, September 2005, p.12

<sup>35</sup> Metropolitan Cemeteries Board <http://www2.mcb.wa.gov.au/NameSearch/results.php> accessed 23 February 2015;



portion on the ground floor is one large shop, 125ft by 41ft in the clear and about 18ft high. Under the shop is the basement, which is 125ft by 45ft, with a granolithic floor. With the introduction of the deep-sewerage scheme, the foundations are deep enough to enable the floor to be lowered another 3ft, which will give a clear height of 11ft in the basement. Strongrooms are fitted into both basement and shop. The basement is splendidly lighted by day by a line of patent footpath lights, which run the full width of the premises, while at the back a similar area is covered with a glass roof resting on Luxfer patent sky light bars. At the rear of the shop is a large warehouse, 88ft by 46ft, fitted up with a travelling crane and trolley lines running to the store lift. The first floor is one large showroom, 125ft by 45ft and 17ft high. The whole shop front and showroom front, and the rear of the showroom, are framed up with steel and wood, and filled in with plate glass. This has a splendid effect in lighting up the building. The basement is installed with electric light, and the shop and showroom with gas to 28,000 candle-light power. The electric lighting was carried out by Mr James Wheatley and the gas installation was in the hands of Mr W.G. Quicke, late engineer to the Perth Gas Co. The second and third floors, which are built on steel framing carried on large steel stanchions coming from the basement floor, are divided into office blocks. The entrance way to these blocks is from Wellington Street, and it is tiled on both walls and on the floor. The main stair case well is 18ft by 18ft and is fitted with a fine polished jarrah staircase from basement floor to the third floor. A second staircase is also provided at the rear of the building, leading from the warehouse floor to the third floor. In this staircase well is constructed the lavatory accommodation for all floors, and it is ready to connect with the deep drainage system. For the present they will be treated by a septic tank. In the centre of the building there is a light area, 33ft by 18ft, covered with a glass roof, thus giving extra light to the show room and to the offices. The whole of the offices on the second and third floors are installed with gas and electric light. The front elevation from the second-floor level to the top of the gables is carried out in Donnybrook freestone, resting on two rolled-steel joists, each 51ft by 24in and 12in. These joists are supported by a steel stanchion over 40ft high coming up from the basement floor. They are described as the largest portions ever imported to Australia. The front roof is covered with terra-cotta and shows up the fine proportions of the stone front. The ceilings throughout are of stamped metal of local manufacture, while the floors are of jarrah from the Bunbury district. The office blocks can be reached by two lifts, one at the rear and one from the main entrance.<sup>36</sup>

Special note was made of the lavatory block, installed by local plumber Harry Armstrong:

The whole of the lavatory block is constructed on steel framing, with walls and floors tiled. The fittings throughout are nickel plated ... It can safely be said that the lavatories, latrines and sanitary arrangements generally approach as near perfection as possible, and are an object lesson to Perth business people. The arrangements are the result of Mr Green's careful study of the sanitary condition of the leading business establishments and factories of the big cities of America and Great Britain.<sup>37</sup>

The four-storey establishment would have been an immediate landmark. The area of Wellington Street opposite the railway station was in this period largely two-storey commercial buildings, with the exception of the three-storey Boans store further east, and a few two or three-storey hotels. The central portion of Wellington Street included the Central Hotel, Central Arcade, Shamrock

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<sup>36</sup> *The West Australian*, 11 August 1906, p.5, at <http://trove.nla.gov.au/ndp/del/article/25685536>

<sup>37</sup> *Daily News*, 14 August 1906, p. 2, at <http://trove.nla.gov.au/ndp/del/article/82689438>

Tearooms, the WA Stock Bazaar and a Horse Bazaar, Livery and Stables.<sup>38</sup> The section between Boans and Levi Green's was described in scathing terms five years later as 'nondescript structures of primitive design and construction ... many thriving businesses but ... an eyesore to the lover of fair architecture and a source of horror to the hater of microbes ... obsolete, a menace and a blotch on the face of our city ... three acres of civic eczema'. Levi Green's and Boans, however, were considered fine buildings.<sup>39</sup>

A sewerage plan of the site in 1906 shows the outline of a brick building fronting directly on to Wellington Street and making up approximately one third of the entire Lot between Wellington and Murray Streets. The remainder of the building to Murray Street is recorded as a galvanized iron structure with a small brick structure to Murray Street.<sup>40</sup> This suggests that the warehouse section described in 1906 may have linked the Murray and Wellington Street shops to create a through-way. However, no arcade is listed on the site in either Murray or Wellington Streets during Levi Green's life.

A sketch map in 1911 showed Levi Green's with 'Melrose Gardens' behind it, facing onto Murray Street, and each business occupying about half the distance through the block. No arcade is indicated.<sup>41</sup> 'Melrose Theatre' is listed at 254 Murray Street (west of Lot V17) in the Post Office Directories from 1912. At 246 Murray Street, the southern end of Lot V17, a furniture store is listed along with a back-entrance to Green's premises.<sup>42</sup> This store/warehouse was also owned by Green, although he did not trade from the Murray Street portion of the lot after the construction of his Wellington Street store. Green also owned adjacent land in Murray Street, containing galvanised iron sheds.<sup>43</sup>

A photograph published in 1912 shows the four-storey building on Wellington Street with the words 'Levi Green Ironmonger' painted in huge lettering on the western face of the gabled top floor.<sup>44</sup>

Levi Green is the only business listed at the building for the first six years after it was built. From 1912, the interstate company Silbert & Sharp wholesale fruiterers had its offices also listed at the address. The following year, the place is noted as 'Levi Green's buildings', with five office tenants besides Green's

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- 38 Note: photographs of the construction in 1905 suggest the adjacent Globe Hotel may have been only two storeys at the time. *Western Mail*, 30 December 1905, p.30, at <http://trove.nla.gov.au/ndp/del/page/3341713> If this is the case, it was raised to three storeys in 1910 (see *Sunday Times*, 4 December 1910, p.10 at <http://trove.nla.gov.au/ndp/del/article/57609980> which mentions the Globe being 'rebuilt' at the time.)
- 39 *Sunday Times*, 1 October 1911, p.3, at <http://trove.nla.gov.au/ndp/del/page/4350525>
- 40 Metropolitan Sewerage, Perth District, 1906, PWD 12794, Sheet No. 19, Acc. 1647, SRO.
- 41 *Sunday Times*, 1 October 1911, p.3, at <http://trove.nla.gov.au/ndp/del/page/4350525>
- 42 Wise's Post Office Directories, 1911, p.325 at <http://www.slwa.wa.gov.au/pdf/battye/pods/1911/0182.pdf>
- 43 'Levi Green (probate), SROWA cons 3403 item 1915/084; Wise's Post Office Directories, 1901-1910, at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories)
- 44 Battye, J. S. (ed), *The Cyclopaedia of Western Australia*, Vol. 1, 1912, Facsimile Edition, Hesperian Press, 1985, p.537

ironmongery, including a shoe business, agents and a shirt manufacturer. Up to five office tenants continued to be listed through to 1919.<sup>45</sup>

Levi Green died on 22 October 1914, aged 57, after a heart attack.<sup>46</sup> His will appointed accountant Lawrence Dumsday, ironmonger William Green and ironmonger Charles Pearson as executors of his will. In 1919, the Supreme Court of Western Australia ordered that Lawrence Dumsday be discharged from his role as trustee. In the same action, an order was also made that the Perth Building Lot V17 be sold.<sup>47</sup> Levi Green's store continued trading, with Charles Pearson as manager.<sup>48</sup>

At the time of his death, Green also owned shops along William Street, both in central Perth and Northbridge, and properties in Hay Street, Murray Street, Palmerston-Aberdeen Street, Cannington, Kalamunda, Canning, Midland Junction and North Beach. Late in 1913, Green had informed the town council that he intended to build a new complex of shops at Lot G1, the corner of Hay and William Streets, a site several thousand pounds more valuable than Lot V17, suggesting Green may have been planning to expand his business when he died. The buildings on Lot V17 were valued at £15,875 in 1915, more than the sum of the buildings on all Green's other properties combined, indicating Green owned no other comparable buildings on other sites.<sup>49</sup>

The Wellington Street store was noted to have visible wall cracks as early as 1915.<sup>50</sup>

On 17 December 1919, Perth merchant William Hutchison Baird of Bairds Arcade, Hay Street, was formally granted a Contract of Sale for the property for the sum of £46,000.<sup>51</sup> In August 1921, the executors of Levi Green's estate, William Green and Charles Pearson, officially granted Perth Building Lot V17 together with all buildings and fixtures, to William Baird and Bairds Company Ltd subsequent to the payment of £39,000.<sup>52</sup> The first Certificate of Title for the property was issued on 3 June 1922 to The Bairds Company Ltd.<sup>53</sup>

The City of Perth Rate Books indicates that the Bairds Company took occupation of the large hardware premises previously owned by Levi Green in 1919.<sup>54</sup>

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- 45 Wise's Post Office Directories, 1906-1920, at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories)
- 46 'Levi Green (probate), SROWA cons 3403 item 1915/084
- 47 Cited in Memorial Book 19, No.227.
- 48 'Levi Green (probate), SROWA cons 3403 item 1915/084
- 49 'Levi Green (probate), SROWA cons 3403 item 1915/084; Perth City Council files, 'Condemned Building rear 51/61 William St – Levi Green' (SROWA cons 3054 item 1915/0355) and 'Verandah, 200, 202 & 204 William Street, Estate of Levi Green' (SROWA cons 3054 item 1917/0321)
- 50 Colonial Secretary's Office file, 'Litho Dept photographing wall of Levi green's buildings in consequent of pile driving for new Post Office effecting', SROWA cons 752 item 1915/0105.
- 51 Memorial Book 18, No. 1008; also cited in Memorial Book 19, No. 227.
- 52 Memorial Book 19, No. 227.
- 53 Certificate of Title, Vol. 806, Fol. 103.
- 54 City of Perth Rate Book, Central Ward, 1919; see also Bairds Limited, 'A Short History of the Company', 1969, p. 5.

In c.1896 William Hutchison Baird opened the first Bairds Company store in Coolgardie. Within a few years, his brothers and sisters had also joined the business and new stores were established in Hannan Street, Kalgoorlie in 1897 and Burt Street, Boulder in 1898. In 1903, a Bairds store opened in Hay Street, Perth, the success of which was such that the family constructed an arcade (Bairds Arcade) running from Hay to Murray Streets in 1905. General hardware, gift merchandise and toys were some of the products sold. The arcade also contained small shops and offices of selected tenants.<sup>55</sup>

Levi Green and Bairds had been competitor businesses, offering a very similar range of ironmongery products and tools for farmers.<sup>56</sup> It seems likely that Bairds purchased not just the building but also the stock and good will of the business.<sup>57</sup> Neither Bairds nor Levi Green feature in J.S. Battye's 1912-13 *Cyclopedia of Western Australia*, suggesting they may have been less prominent businesses than other ironmongers who do have an entry, such as George P. Harris Scarfe & Co, or McLean Bros & Rigg, or more generalist emporiums such as Foy & Gibson, Economic Stores or Boan Brothers.<sup>58</sup>

At the same time as purchasing the Levi Green's building, Bairds also acquired land behind it facing Murray Street, including the furniture store and a vacant lot. The 'old building' of the furniture store was demolished early in 1920 and construction began on a new store, with an 82ft frontage to Murray Street stretching the depth of the block to adjoin the Wellington Street building. It was designed by F.W. Upton and built by J.D Sanders, who had also constructed Levi Green's building. The new two-storey brick building faced the earlier Bairds arcade across Murray Street, creating direct access through Bairds' premises from Wellington to Hay Streets. It was erected with extra structural support to allow for a planned additional two storeys to be added later.<sup>59</sup> It is not known if these were ever built, although a 1925-35 plan shows the building to be three storeys.<sup>60</sup>

The new premises were open by December 1920.<sup>61</sup> Described as Bairds' 'Emporium' (in contrast to the Murray to Hay Street 'Bairds' Arcade'), it was advertised as expanding beyond hardware to drapery, men's clothing, furniture, boots, shoes, fencing wire, wire netting and barbed wire. The store promoted its mail delivery service and used the slogan 'Country Man's Popular Store for quality, price and service'.<sup>62</sup>

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55 Bairds Limited, 'A Short History of the Company', 1969, pp. 3 – 5.

56 See for example *Daily News*, 11 October 1913, p.15, at <http://trove.nla.gov.au/ndp/del/article/79847039>

57 'Levi Green (probate), SROWA cons 3403 item 1915/084

58 Battye, J. S. (ed), *The Cyclopedia of Western Australia*, Vol. 1, 1912, Facsimile Edition, Hesperian Press, 1985, pp.661-745 ('Commerce and Industry')

59 *Daily News*, 20 Feb 1920 p.7, at <http://trove.nla.gov.au/ndp/del/article/84043203>

60 Fire & Accident Underwriters Association of Western Australia, Fire Detail Surveys of Perth and Fremantle, July 1924 to 1935, Perth Block B, BL 36/6/1-33.

61 *Sunday Mirror*, 5 December 1920, p.2, at <http://trove.nla.gov.au/ndp/del/article/77440630>

62 *Westralian Worker*, 1 April 1921 p.5, at <http://trove.nla.gov.au/ndp/del/article/148263881>

By 1920, the Rate Books show offices for various tenants in the upstairs levels in the Wellington Street building such as manufacturers agents, a shoe and a crockery store.<sup>63</sup> It appears Bairds may have altered the upper levels to increase the number of offices, as there were ten upstairs premises listed in 1920 and thirteen the following year.<sup>64</sup>

Bairds became a widely known and popular store, later described as a 'retail institution'. Its mail-order catalogue was referred to as the 'farmers' bible' and goods, including large items such as furniture, were railed to customers all over the State. The basement areas were also used as retail space, including toys for a time. The upper levels of the Wellington Street building were used as staff workrooms and some products, including blinds and curtains, were manufactured on site.<sup>65</sup>

The 1920 building at 244-246 Murray Street became the main entrance for Bairds after it was opened. From 1923, the Post Office directories changed the Hay Street listing for the Hay-to-Murray Street arcade from 'Bairds' to 'Brennans' Arcade (Brennans was an existing store near the Hay Street end of the arcade). The Hay Street end of the arcade was vacant in 1923, while the Murray Street end continued to list Bairds at the ground floor. By 1924, only the furniture room for Bairds was on the south side of Murray Street and by 1928, Bairds no longer had a presence in Brennan's Arcade, having consolidated entirely into its Wellington-to-Murray Street buildings.<sup>66</sup>

An undated photograph from the interwar years shows the 1920 building as a single-storey gable-roofed structure where it linked to the 1906 section. The 1906 building can clearly be seen to be four storeys for its entire depth, with the northern gable area rising the equivalent of another storey at the front of the building. The entire east wall at fourth floor height is painted white with 'BAIRDS' in lettering a full floor high and 'the Bairds coy<sup>67</sup> Ltd General Providers' across the eastern gable area. A water tank, also emblazoned with 'Bairds' lettering, appears to be mounted on the rear of the Bairds' roof, rising approximately three storeys in height.<sup>68</sup>

Photographs of Wellington Street dating from 1923 clearly show the façade of the existing *Bairds Building (fmr)*, *Perth*. The enclosed area at the first floor appears to project further west than the upper floors, suggesting an enclosed balcony set

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63 City of Perth Rate Book, Central Ward, 1921; Wise's Post Office Directories, 1920 & 1921

64 Wise's Post Office Directories, 1920-21, at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories)

65 *The West Australian*, 7 January 2013, 'Today' section p.12, including quoted recollections of former staff and customers.

66 Wise's Post Office Directories, 1922, p.210 and 1923 p.219 at <http://www.slwa.wa.gov.au/pdf/battye/pods/1922/0127.pdf> and <http://www.slwa.wa.gov.au/pdf/battye/pods/1923/0130.pdf>

67 Much of the advertising material for Bairds uses Coy as the abbreviation of Company. Baird, R, Undated, 'Try Bairds', 'History and photographs of Bairds Family Store', Source: [http://purl.slwa.wa.gov.au/slwa\\_b3291089\\_1](http://purl.slwa.wa.gov.au/slwa_b3291089_1), Accessed 19 August 2015.

68 Undated historic photograph, probably 1920s, reproduced in *The West Australian*, 1 January 2013, 'Today' section p.12

under the awning. The building also has two cantilevered-type awnings evident over both the ground and first floors.<sup>69</sup> Neither the awnings nor the enclosed first floor area are clearly evident on the c.1911 image noted earlier, but as the building is partly obscured in the image, their absence cannot be confirmed.<sup>70</sup> In 1925, Bairds received planning approval for 'new shop fronts etc in Wellington St', valued at £1,700.<sup>71</sup> It is not known what this involved, but it is a considerable sum of money for the time. It is possible this is when the awnings and enclosed areas were added.

A c.1930 photograph shows the Murray Street entrance to Bairds as a two-storey building constructed flush with its two-storey neighbours.<sup>72</sup> A 1937 photograph shows the premises advertised as 'Bairds General Providers' and 'Hardware Grocery Drapery', with display windows and substantial 'fire sale' posters. The Wellington Street entrance at the same time had 'The Bairds Co Ltd' emblazoned on both the ground and first-floor canopies but it appears the Murray Street elevation, twice the width of the Wellington Street building and displaying far more advertising, was the main entrance at this time.<sup>73</sup>

By 1949, Bairds had consolidated to only two stores: that in Perth and one at 62 Burt Street, Boulder.<sup>74</sup>

Photographs from 1950 show the inside of Bairds Perth emporium. Rather than a traditional 'arcade', the building linking Wellington and Murray Streets appears to have been laid out as a single internal space, with display cases and shop counters similar to a modern department store. A large double staircase is evident, most likely in the 1920 section of the building. The link between the 1920 and 1906 sections shows that a substantial portion of the rear wall of Levi Green's original building, possibly including the rear stairs, was removed to create an open connecting space. The 1906 section had a lower floor level, accessed by several steps down, and appears to have been a more crowded space at the time.<sup>75</sup>

Two photographs of Wellington Street taken in the early 1960s, including an aerial view of Perth city, record *Bairds Building (fmr), Perth* as it had been since the early 1920s. The aerial view in particular is very useful in showing the light

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- 69 Wellington Street looking west from Barack Street, c. 1920s, Battye Library Photograph 006409D; Wellington Street looking east from the Horseshoe Bridge, 1923, Battye Library online photograph 004061D. *Note: this photograph was identified as c.1910 in the 2005 heritage assessment.*
- 70 Battye, J. S. (ed), *The Cyclopaedia of Western Australia*, Vol. 1, 1912, Facsimile Edition, Hesperian Press, 1985, p.537
- 71 *Sunday Times*, 3 May 1925, p.8, at <http://trove.nla.gov.au/ndp/del/article/58257706>
- 72 'Murray Street, Perth looking east from Bairds Drapery', c.1930, Battye Library Photograph 8292B/B/113 (online 012687PD)
- 73 'Perth buildings lit at night to celebrate the Coronation of George VI, May 1937', Battye Library Photographs 095654PD and 095655PD.
- 74 Wise's Post Office Directories, 1949, p.871, at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories)
- 75 Bairds Department Store, 1950, Battye Library Photographs 8292B/25024-2-4 (online 234379PD. 234380PD and 234381PD)

well along the western elevation of the building and confirming that only the front section of the four-storey Wellington Street building had a steeply pitched roof.<sup>76</sup>

Bairds Pty Ltd remained the owner of the property up to 1964. In this year, on 17 August, the property was transferred to the Australian Mutual Provident Society.<sup>77</sup> A short history of Bairds states that the Company planned to expand their operations and acquire land from Murray Street to William Street for the erection of new premises. With a view to the trend of leasing rather than purchasing property in the post-World War II period, the Bairds Company decided to sell Perth Building Lot V17 to the Australian Mutual Provident Society, who in turn would lease the place back to the Company. This agreement was taken into effect with the Australia Mutual Provident Society building a new store at Murray Street and additions to the existing store at Wellington Street. The new Perth store was opened in September 1965.<sup>78</sup>

The 1965 five-storey building abutted the rear of *Bairds Building (fmr), Perth*, and replaced the Prince of Wales Building on the corner of William and Murray Streets.<sup>79</sup> The 1965 alterations to *Bairds Building (fmr), Perth* created new entries to the second and third-floors and altered those at the ground and first-floors. New floor coverings, wall cladding, drop ceilings and modern services were also installed at this time.<sup>80</sup> The rear (south) walls of the 1906 building were completely removed to connect with the new building.<sup>81</sup> The 1920 building appears to have been demolished as part of the development.

It is not known when the awnings were removed from *Bairds Building (fmr), Perth* but it appears likely this also took place as part of the 1965 redevelopment. A c.1960s photograph shows them clearly still in place.<sup>82</sup> The awnings appear to be visible in a 1965 aerial photograph and absent in a 1974 one, but neither is clear enough to be conclusive. However, subsequent aerial photographs, mostly blurry, also appear to show no awnings.<sup>83</sup>

In December 1969, the nation-wide Myer Emporium Ltd completed negotiations for the purchase of Bairds Limited of Perth and Fremantle. Myer appointed its

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76 Photograph of Wellington Street, Perth [1960s], by Frank Hurley, National Library of Australia Pictures Catalogue, nla.pic-an23166777; Looking across Railway Station to Wellington Street [1960s], National Library of Australia Pictures Catalogue, nla.pic-an23148102; see also Perth City 1940s, Battye Library Photograph 007565D.

A 1961 image shows a building with large lettering on the side reading 'Bairds Arcade'. The canopy, however, says 'Central Arcade'. It appears this is Bairds' earlier premises, between Hay and Murray Streets, with outdated signage on a side wall. 'Central Arcade, Murray Street, Perth', 1961, Battye Library Photograph BA1595/1/372 (online 340354PD)

77 Certificate of Title Vol. 806, Fol. 103.

78 Bairds Limited, 'A Short History of the Company', 1969, pp. 10.

79 See Metropolitan Sewerage, City of Perth, MWSS&DD 1522, Sheet No. 19, January 1943, Cons. 4156, SRO.

80 Site Inspection, 13 March 2003.

81 Noted in 2005 Register documentation.

82 'Milk parade floats in Wellington Street', c.1960s, Battye Library Photograph BA1762/202 (online 128108PD)

83 Aerial photographs: 11 March 1965, 6 September 1974, 7 June 1977, 29 September 1979, 30 August 1981, 14 June 1983, at <https://www.landgate.wa.gov.au/bmvf/app/mapviewer/>

own Director of the stores, Mr. P. G. Reynolds, ending 73 years of the family business.<sup>84</sup> Perth Building Lot V17 was leased to Myer W.A. Stores Ltd of 246 Murray Street Perth for a term of 50 years dating from 1 September 1971.<sup>85</sup>

A plan of the site amended in the early 1970s shows *Bairds Building (fmr), Perth* as part of the 1965 development.<sup>86</sup> The 1970s plan records the new building as being of steel frame and reinforced concrete construction leaving only the core of the four storey building at 491–493 Wellington Street (*Bairds Building (fmr), Perth*).<sup>87</sup> The plan also suggests that a one (or two) storey addition was made at ground floor level to the front elevation of *Bairds Building (fmr), Perth*, which is likely to relate to replacement of the awnings and or a new entrance to the building.<sup>88</sup>

In August 1984, while used as a Myer department store, the property changed hands, with Perpetual Trustees W. A. Ltd. becoming the owner.<sup>89</sup> Several years later, on 19 May 1987, Albarni Pty Ltd became the proprietors of Perth Building Lot V17. Maurice Alter of Toorak, Victoria, and Peter D. Grant of Essendon North, Victoria, were the owners of this company.<sup>90</sup> Albarni Pty Ltd remained the owner until 2003.<sup>91</sup>

After the development of Forrest Chase by the Armstrong Jones property trust group and Multiplex Constructions in early 1989, the Myer department store relocated from the former Bairds' Buildings to premises in the new building.<sup>92</sup> The 1965 Bairds building continued to be used as a retail premises and *Bairds Building (fmr), Perth* was used mainly for storage purposes. Upper levels of both the 1906 and 1965 sections were largely vacant.<sup>93</sup>

Valhalla Games and Hobbies occupied the retail shop on ground floor of *Bairds Building (fmr), Perth* from 1993 until ownership transferred to the Western Australian Planning Commission and all retail tenancies in the railway development site were vacated.<sup>94</sup> At the time, this space had fittings similar to those dating from the 1965 redevelopment of the building.<sup>95</sup> A small two door entrance, with leadlight windows over the main door and display window, was

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84 Bairds Limited, 'A Short History of the Company', 1969, pp. 3 & 12.

85 Certificate of Title, Vol. 806, Fol. 103.

86 Metropolitan Sewerage, City of Perth, MWSS&DD 1522, Sheet No. 19, January 1943, Cons. 4156, SRO; 'City of Perth Detail Fire Survey', compiled by Mahlstedt's, 1942 (last revised c. 1972), Sheet 2B.

87 'City of Perth Detail Fire Survey', compiled by Mahlstedt's, 1942 (last revised c. 1972), Sheet Perth 2B.

88 'City of Perth Detail Fire Survey', compiled by Mahlstedt's, 1942 (last revised c. 1972), Sheet Perth 2B.

89 Certificate of Title, Vol. 806, Fol. 103.

90 Certificate of Title, Vol. 1765, Fol. 933; Certificate of Title, Vol. 1294, Fol. 192. It should be noted that on 18 May 1987, they also became the owners of Maclaren's Chambers and Commercial Building, 132 – 134 William Street. (Certificate of Title, Vol. 1768, Fol. 330; Certificate of Title, Vol. 1294, Fol. 192.)

91 Certificate of Title, Vol. 1765, Fol. 933

92 Perth Cityscope 2001 Database, Map 8, Property 13; see also WA White Pages Telephone Directories, 1988 & 1989.

93 Site visit, 2003

94 Clare Schulz (Menck), phone conversation with Valhalla staff, 6 May 2003.

95 Site Inspection, 13 March 2003.



located to the west of the shop premises on Wellington Street, and provided access to the ornate timber staircase and stairwell.<sup>96</sup>

Since the construction of the Narrows Bridge in 1959, which led to the opening of stages of the Kwinana and Mitchell Freeways, and the completion of the Narrows Interchange in 1973, Perth's public transport system had been extending along the freeway route following the development of suburbs.<sup>97</sup> In June 2002, long held plans for a Mandurah railway link were finalised. With regard to the city section of the route, the State Government decided on an option that proposed the building of a railway tunnel underneath William Street linking to an underground station at the Esplanade and continuing along the Kwinana Freeway.<sup>98</sup> Two options for the construction of the tunnel were proposed. The first would mean as little as possible above ground disturbance and the later commercial redevelopment of the resumed land; and, the second proposed the demolition of the buildings in the area to allow excavation of the tunnel.

In 2003, the first, second and third floors of *Bairds Building (fmr), Perth*, which had been either empty or used for storage purpose since the 1980s, were closed by WorkSafe due to the presence of asbestos and to allow its removal.<sup>99</sup>

In May 2003, the Western Australian Planning Commission advertised its intention to resume the land required in the central city area for the construction of the underground railway link, including Lot V17.<sup>100</sup>

As part of the planning processes for this railway development, heritage assessments of the buildings located on the western portion of the block bounded by Wellington and Murray Streets and William Street were commissioned. It was agreed that while the majority of buildings on the site of the new rail development would be demolished, four places identified as having cultural heritage significance on William and Wellington Streets, including *Bairds Building (fmr), Perth*, would be retained within the redevelopment. Demolition of all other buildings in the block, including the 1965 Bairds/Myers building, began in April 2004.<sup>101</sup>

*Bairds Building (fmr), Perth* was entered into the State Register on an interim basis in June 2004 and permanently in April 2005. Access to some parts of the building was not possible through the assessment and registration process due to asbestos, demolition and construction works at the site.<sup>102</sup>

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96 Information provided by Staff at Valhalla Games and Hobbies, 13 March 2003.

97 Edmonds, L., *The Vital Link: A History of Main Roads Western Australia 1926 – 1996*, UWA Press, Nedlands, 1997, pp. 136 – 143, 213 – 219.

98 *The Community Guardian Express*, 2-8/4/2002; *The Community Guardian Express*, 9-15/4/2002; *The Community Guardian Express*, 30/4-6/5/2002; *Voice News*, 15-22/6/2002.

99 Site Inspection, 13 March 2003. The consultants preparing the assessment for the entry of *Bairds Building (fmr), Perth* into the State Register were only able to access the ground floor Wellington Street shop and Levels 2 and 3.

100 *The West Australian*, 23 May 2003, p.52

101 *The West Australian*, 16 April 2004, p.11

102 2005 Register documentation

After *Bairds Building (fmr), Perth* was acquired by the WAPC, it was used as offices for Leighton Kumagai Joint Venture, who were responsible for the development of the Perth-Mandurah rail link.<sup>103</sup> Approval was granted to WAPC in 2004 to commence development at *Bairds Building (fmr), Perth*, presumably the demolition of the 1965 sections of the building and securing of the 1906 section. The rear link building to the former Myers building had been demolished by 2005, leaving only the original 1906 building.<sup>104</sup>

Once the train station and one40william government offices and retail development were substantially completed in 2007-2008, attention turned to conservation works for the retained Federation-era buildings. The project, which was intended to identify *Bairds Building (fmr), Perth* as a flagship project demonstrating the use of conservation works to create good heritage outcomes, was overseen by Lovell Chen with Alice Steedman as consulting heritage architect.<sup>105</sup>

Investigations for conservation works clarified information about the fabric of the building. The first floor was found to show evidence of a former tool workshop, while the second and third floor ceilings and floors had evidence of former dividing walls to create large offices. The main stairwell was re-accessed and a jarrah and pressed-metal staircase was found to be still in place, but without a balustrade. The rear staircase had been removed by 2007 as part of the one40william development. Fragments of the rear staircase balustrade were used to model a new balustrade for the main stairs.<sup>106</sup>

The light well was found to have been roofed over, its western opening bricked up and floors added at each level at an earlier stage of the building's development, most likely in 1965. Windows to the light well from the south wall of the stairwell were bricked up. Remnants of other window openings to the light well were uncovered and retained in the new fit-out, particularly in the second-floor board room.<sup>107</sup>

The original toilets, which received such praise in the media in 1906, were identified by remnant floor tiles on the second floor as having been located east of the light well. Window openings retained on the eastern wall of the Board Room were formerly connected with these toilets but were widened in an earlier redevelopment.<sup>108</sup>

Redevelopment of the buildings preserved as much as possible of the original fabric, including the timber staircase, pressed metal ceilings and lift doors at the third floor. The lift doors were reconstructed from remnant fabric of the original cage lift doors. Some new pressed metal was manufactured to match the earlier profiles. Tiles to the shop fronts had a tessellated colour and pattern reproduced

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103 Notes made by HCWA staff in 2005 Register documentation.

104 SHO file P01627

105 SHO file P01627

106 Site visit, 19 February 2015; Alice Steedman, email to Clare Menck, 4 March 2014

107 Alice Steedman, email to Clare Menck, 4 March 2014

108 Alice Steedman, email to Clare Menck, 4 March 2014

from an original fragment found during construction. The roof was restored, including new tiles and galvanised sheeting, with lead flashings to the gables. Cast iron brackets on the parapet gable were conserved and reinstalled.<sup>109</sup>

In February 2009, construction of a gantry in front of *Bairds Building (fmr), Perth* to enable conservation works resulted in pavement lights collapsing into the basement. They were identified as Luxfer lights, as per the original 1906 construction, and had been hidden under a concrete screed. The original 2003-05 heritage assessment process had not identified the existence of these lights.<sup>110</sup> The lights were recorded and removed due to their poor condition.<sup>111</sup> The 2009 works included the restoration of the northern and western façades of the building, including conservation of the original Donnybrook stonework and tuck pointed brick façade of the upper levels.<sup>112</sup>

An attic space within the gable was retained, along with access doors to the parapet. This area has ladder access and does not appear to have ever been an active space.<sup>113</sup>

The basement, which has reduced ceiling height and a concrete floor, was repurposed for service and plant rooms for both the *Bairds Building (fmr), Perth* and the wider one140william site, including the tower. The basement retains stair access as well as access via a new basement-level loading dock to the south.<sup>114</sup>

In 2014, questions were raised about the construction date of the building, suggesting it had been erected earlier than the c.1919 date indicated in the 2005 documentation. Further research accessed historical newspapers through the National Library of Australia's Trove online resource, which had not yet been launched in 2003-05, and discovered information confirming a 1906 construction date for *Bairds Building (fmr), Perth*

Conservation works were completed in 2012, with all the above-ground floors remodelled as offices. On 19 March 2012, the State Heritage Office, which supports the Heritage Council of Western Australia, and the Office of the Government Architect moved their offices into the first, second and third floors of the redeveloped *Bairds Building (fmr), Perth*. Both agencies continue to occupy these areas in 2016, which are accessed from the original western lobby.

The ground floor premises, accessed directly from Wellington Street, were occupied as private offices until c. 2014.<sup>115</sup> In 2015/2016, demolition and construction works were undertaken to convert the space into a restaurant, bar

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- 109 SHO files P01627 (Bairds) and P&PD16743 William & Wellington St Precinct); Site visit, 20 February 2015; Alice Steedman, email to Clare Menck, 4 March 2014
- 110 SHO file P01627
- 111 Alice Steedman, email to Clare Menck, 4 March 2014
- 112 Government of Western Australia, Department of Finance (Building Management and Works), 'Heritage Works', Source: [https://www.finance.wa.gov.au/cms/Building\\_Management\\_and\\_Works/Government\\_Office\\_Accommodation/Heritage\\_Buildings.aspx](https://www.finance.wa.gov.au/cms/Building_Management_and_Works/Government_Office_Accommodation/Heritage_Buildings.aspx), Accessed 23 July 2015.
- 113 Alice Steedman, email to Clare Menck, 4 March 2014
- 114 Alice Steedman, email to Clare Menck, 4 March 2014
- 115 Site visit and conversations with SHO staff, 20 February 2015

and laneway lounge extending across the ground floor premises of *Bairds Building (fmr)* and the *Globe Hotel*. In 2016, The Globe bar, restaurant and laneway lounge opened, featuring design features and interpretive signage referencing the history of both places.

### 13.2 PHYSICAL EVIDENCE

*Bairds Building (fmr), Perth* is a four-storey, brick and Donnybrook stone building with a tiled roof constructed in the Federation Free Style, comprising three floors of open plan office space above the ground floor level formerly used as retail space. The place is currently occupied by the Department of the State Heritage Office, and the Office of the Government Architect.

*Bairds Building (fmr), Perth* is located on the south side of Wellington Street, facing the Perth Railway Station. The east wall of *Bairds Building (fmr), Perth* abuts Albert Facey House, an eight-storey, Late Twentieth-Century Post Modern Style office block located at the corner of Wellington Street and Forrest Place. Albert Facey House presents onto Forrest Chase and a vehicular ramp serving an underground carpark runs across the face of the Wellington Street elevation extending to the footpath adjoining *Bairds Building (fmr), Perth*.

The west wall of *Bairds Building (fmr), Perth* abuts the three-storey Federation Filigree style P14888 *Globe Hotel* (RHP). In 2015/2016, construction works were undertaken as part of the construction of a restaurant and bar extending across the ground floor premises of *Bairds Building (fmr), Perth* and *Globe Hotel*.

*Bairds Building (fmr), Perth* was constructed using traditional building materials and techniques. The upper part of the front façade comprises smooth Donnybrook stone, and tuck pointed red brickwork, both of which were exposed and conserved during conservation works in 2009.<sup>116</sup>

Two aluminium canopies with steel frame and lattice supports extend over the ground and first floors, which both have modern facades. Full-length timber framed rectangular windows extend across the entirety of the first floor façade, while the ground floor façade features a modern shop front with rectangular windows, two separate entrance bays and a lobby providing access to the upper floors.

The façade of the two upper floors is an excellent example of the eclectic Federation Free Style combining elements of the Queen Anne and Art Nouveau style. The facade exhibits a dominant central bay with a minor bay on either side, each capped by a curvilinear parapet that takes the form of an inverted semicircle. The central bay comprises a gabled pediment extending approximately one storey in height. The central bay is edged by pilasters that rise up the façade to form the piers of the parapet. The pilasters pass through the entablature that spans the central bay and appear to support the gable. A small arched window is located in the centre of the parapet with a masonry sill that extends across the length of the gable.

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<sup>116</sup> Prior to the 2009 works, the upper façade of the building was covered in smooth white rendered masonry.

The openings of the second and third level windows are aligned, with two main openings located within the central bay and one located in each of the side bays on each level. At the second level, six rectangular shaped openings, four located within the central bay, and one located in each side bay, each comprise a pair of timber casement windows topped by a fanlight. At third floor level the two large openings have semi-circular arched heads. Each opening contains a pair of timber casement windows surrounded by top pivoted sashes. The smaller windows in the minor side bays are the same width as the windows below and have semi-circular heads.

The western and eastern elevations are predominately obscured by Albert Facey House and the *Globe Hotel* respectively, although some of the red brickwork along the upper levels of western elevation of *Bairds Building (fmr), Perth* is visible behind the *Globe Hotel*. Evidence of the original light well located on the western elevation, and later filled in, is visible in the change of brickwork in this area.

Prior to 2004, the *Bairds Building (fmr), Perth* was connected along its southern façade at the third and fourth floor levels to the former Myers department store, located at 244-264 Murray Street, Perth. The Myers building was demolished in 2004 and the link connecting the two buildings was also removed. The south elevation of the *Bairds Building (fmr), Perth* now comprises a contemporary façade clad in dark grey steel wall panelling, with modern aluminium framed windows. The south façade extends to the full four storey height of the building and faces Globe Lane – a pedestrian corridor providing access between Wellington Street, William Street, Forrest Chase and the Perth Underground Station. On the ground floor at the southernmost end of the *Bairds Building (fmr), Perth* is a double height void, extending approximately twelve meters in length.

In 2009, the roof was completely restored. The reinstated red terracotta tiles are visible along the north-facing side of the gable roof and the southern side of the gable and the remainder of the roof are clad in galvanised sheeting. Air conditioning units and other services are located on the flat pitched roof area to the south of the building. Access doors within the small gables on the north façade provide access to the parapet for maintenance works.

#### Ground Floor

New features associated with the 2015/2016 restaurant and tavern construction works include the installation of toilet facilities, bar and seating to the ground floor of *Bairds Building (fmr)*. A plaza/mezzanine level taking advantage of the double height void at the southern end of the building includes a coolroom and freezer facilities, as well as an additional bar and seating areas. Acoustic ceilings were installed beneath the original ceiling height of the ground floor of *Bairds Building (fmr)*, retaining the existing pressed metal ceilings. Similarly the proposed timber-lined feature walls were installed over the existing walls. The works made no major alterations to the shopfront.

An entrance to the upper levels is provided via the lobby situated at the west end of the main façade. Interpretation installed during the 2012 conservation works, including the tessellated tile colour and patterns, artwork and signage, references

the former retail function of the building. Access to the upper floors is provided via the modern lift on the western wall of the lobby, and the original timber staircase located behind a glass security door.

The timber staircase was restored in 2009, with a replacement balustrade, modelled on the balustrade of the rear stairs which had been removed during the 2007 demolition works associated with the construction of the one40william tower to the north of *Bairds Building (fmr)*.<sup>117</sup>

The basement is accessible via the stairs on a landing between the first and second floors of *Bairds Building (fmr)*, and also the basement level loading dock between the south wall of the building and the north wall of the one40william tower site. It has a concrete floor and reduced ceiling and comprises the major services and plant rooms supplying *Bairds Building (fmr)*, the *Globe Hotel* and the one40william site, in addition to the two lift wells (original and modern), air conditioning unit and toilet facilities.<sup>118</sup>

#### First Floor

The first floor has been substantially altered by the existing modern fit-out for the offices and Library/Records Department currently occupied by the Office of the Government Architect and State Heritage Office respectively. The void created by the double height space from the ground floor at the southern end is visible through the southern windows.

The internal brick walls along the western and eastern walls are painted white. The original pressed metal ceiling in the northern half of the building has been retained, with the southern portion obscured by a suspended ceiling, lighting and air-conditioning services. The original lift well is located along the eastern wall near the stairwell. The original floorboards have been retained and are visible in the area around the new lift well, stair well and reception area, although some have been replaced and matched to the originals. The remainder of the floor has been carpeted.

#### Second Floor

The second floor has a modern fit out and is used as the reception and offices for the State Heritage Office. The walls are painted render, and a series of open plan offices and meeting rooms have been created with internal steel and glass divisions, most of which are not full height. The original pressed metal ceiling has been retained across the majority of the floor. The original floorboards have been retained and are visible in the area around the new lift well, stair well and reception area, although some have been replaced and matched to the originals. The remainder of the floor has been carpeted.

The large boardroom located at the northern end of the building retains some original elements associated with the early construction of *Bairds Building (fmr)*, *Perth*. During the 2009 works, the location of the original toilets was identified in the northern portion of the second floor. Evidence of the window openings of the

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<sup>117</sup> The height was also amended to be in accordance with BCA requirements.

<sup>118</sup> Alice Steedman, email to Clare Menck, 4 March 2014

room remain on the eastern wall of the boardroom.<sup>119</sup> There is also evidence of windows to the original light well located on the western side of the building on the southern wall of the boardroom.

Secondary window frames have been installed to the inside of the existing northern window reveals

#### Third Floor

The third floor has a modern fit out and is used as offices for the State Heritage Office. The walls are painted render and the original floorboards are covered in carpet and vinyl. The original pressed metal ceiling has been retained in the northern portion of the floor, and air conditioning and suspended fluorescent lighting located beneath. Services are located within a suspended ceiling in the southernmost portion. Secondary window frames have been installed to the inside of the existing window reveal on the second and third floors.

The northern and southern open plan offices are separated by a series of meeting spaces created by internal timber, steel and glass divisions, which are not full height. An original cage lift door was reconstructed from remnant fabric salvaged during the redevelopment works and reinstalled in the location of the original lift opening, adjacent to the stair well. Access to the attic space is provided via the unisex toilet facilities located adjacent to the original lift well.

### 13.3 COMPARATIVE INFORMATION

Originally built as Levi Green's Ironmongers and later forming the Wellington Street end of Bairds' Emporium, *Bairds Building (fmr), Perth* is representative of both the large retail emporiums such as Foy and Gibson's and Sandover's and shopping arcades developed in the Perth city at the turn of the twentieth century.

#### Department Stores

*Bairds Building (fmr), Perth* was constructed as a moderate size department store with offices above. It was later expanded to a walk-through department with at least some of the upper levels used for workrooms, before being returned to one portion of a much large department store in the 1960s. Its original form, which is largely what remains extant, was smaller than the major department stores of its time.

The State Heritage Office (SHO) database lists 1,515 places as shops or shopping complexes, of which 437 have a construction date listed between 1900 and 1910. Eighty of these are in the City of Perth, of which 15 are on the State Register, including several within the William and Wellington Streets Precinct. *Bon Marche Arcade* and *Bairds Building (fmr), Perth* are the only two of these that are over three storeys. Most of the others are a combination of a number of smaller shops and offices within one building rather than being designed as single large open spaces at the primary floors.

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<sup>119</sup> It has been suggested that the openings were originally much smaller and were modified and enlarged later in the life of the building.

It is not possible to search the database to identify similar scale retail premises of the period. Of the commercial premises in central Perth illustrated in J.S. Battye's *Cyclopedia* in 1912, most do not have as many storeys as *Bairds Building (fmr), Perth*. Several are designed in more of a warehouse style, and others with characteristics of office buildings of the period, even those operating as importers or merchants. Boans and Foy & Gibsons (neither of which remains extant) are the largest places with glass shopfronts shown, both three- and four-storey buildings of much greater scale. Comparative places likely to have had similar floor space (e.g. *Bon Marche Arcade*, Economic Stores) are shown with wide shopfronts and less height. It appears that at the time of construction, the choice to build high and narrow for a store with large interior spaces was unusual.

### Arcades

Although arcade development was common during the Gold Boom redevelopment of Central Perth, there are only a few arcades constructed during this period remaining in Perth. These include the oldest existing arcade in the central area, *McNess Royal Arcade* built in 1897, the façade of *Cremorne Arcade (fmr)* in Hay Street, constructed in 1901 & 1913, and *Bon Marche Arcade* in Barrack Street, constructed in 1901, of which only *Bon Marche Arcade* continues to function as an arcade. Arcades from this period featured more display windows than retail stores, and were gradually replaced with more modern arcades. A number of arcades remain that were established during the Inter War building boom period, such as *Piccadilly Theatre and Arcade* (1938) and *Plaza Theatre (fmr) and Arcade* (1937).<sup>120</sup>

*Bairds Building (fmr), Perth* does not appear to have been constructed with either the display windows of the earlier period or the walkway and separate shops of the later period, instead being a walk-through department store linking two street frontages. There is tenuous evidence to suggest it may have been known as 'Greens Arcade', although this was never listed in Post Office Directories. 'Bairds Arcade' referred to a different building on the other side of Murray Street.

Other surviving examples of walk-through department stores from the same period have not been identified. Boans Brothers store, between Wellington and Murray Streets, comprised two large stores linked to create a walk-through store, but this was demolished in the 1980s when the Forrest Chase Myers store was developed.

### Precinct

*Bairds Building (fmr), Perth* is part of a group of five substantial Federation and Inter-War period buildings that face north across Wellington Street to the Horseshoe Bridge and form part of the Perth Railway Station Precinct. The group consists of the three-storey Victorian Second Empire style Royal Hotel and the three-storey Federation Free Classical style Wellington Buildings, these buildings stand on either side of the intersection of Wellington and William Streets. P16743 *William & Wellington Street Precinct* was entered into the State Register of Heritage Places in October 2003.

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<sup>120</sup> Information from SHO Database.



### Levi Green

No other places associated with Levi Green are noted in the SHO database. At his death, Green was operating only the one premises for Levi Green Ironmongers. He appeared to have been preparing to expand his business to additional premises, but this did not eventuate. Green's earlier Murray Street store was demolished in 1920 when Bairds expanded on the site.

### Richard Dennehy

The SHO database notes 12 places as associated with Richard Dennehy, of which seven are on the State Register, not including *Bairds Building (fmr), Perth*. Of the 12, most are religious buildings, two are hotels and only one is a commercial retail premises: P01991 *Connor Quinlan Building*. Although Dennehy's association with the actual Connor Quinlan building is uncertain, as it was constructed before he arrived in the State, he designed many of the commercial buildings around it, including the three-storey Moana Chambers on Hay Street (extant). The buildings at this corner of Hay and Barrack Streets demonstrate some stylistic similarities to *Bairds Building (fmr), Perth* but none feature anything like the striking gable of the latter place.

### J.D. Sanders

The SHO database notes only one other place associated with Sanders: P02078 Hostel Milligan, Perth, which is in the HCWA Assessment Program. Sanders is noted as the architect for the building, with a separate builder. It is known that Sanders worked with Dennehy on other projects, including commercial buildings for the Connor Quinlan family at Hay and Barrack Streets c.1907. Sanders was involved in the construction of many Federation-era commercial buildings in Perth's city centre, including a three-storey 1903 warehouse designed by H. J. Prockter, a 1910 business premises in Hay Street designed by F.W. Upton, and a 1913 three-storey building in Murray Street designed by Summerhayes & Boas.<sup>121</sup>

### Goatcher

The 'Mr Goatcher' who decorated the interiors in 1906 may have been Phil Goatcher or his son James. The two men moved to Western Australia in 1906 and established a painting and decorating business together. Phil Goatcher was a notable artist with international experience painting theatrical scenery. Examples of his artistic work exist at *Boulder Town Hall*, *St Gertrude's School New Norcia*, *All Saints Church Collie* and *St John's Anglican Church Fremantle*.<sup>122</sup> Original decorations at *Bairds Building (fmr), Perth* do not survive and, as such, the place's association with Goatcher is very minor.

### Bairds Company

Bairds' earlier arcade between Hay and Murray Street, later Brennan's and then Central Arcade, has been demolished. A photograph in the 1920 Post Office

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<sup>121</sup> Kelly, Ian, 'Western Australian Architectural Biography, 1890-1915', 1991, updated 17 January 2005  
<sup>122</sup> Register documentation, P00184 *Boulder Town Hall & Offices*, 1994

Directories shows it was an old-style arcade lined with display windows.<sup>123</sup> The exact locations of Bairds' Kalgoorlie (Hannan Street, near Wilson Street) and Coolgardie stores is not known. The former Bairds store on Burt Street is located within P00172 Burt Street Precinct which is on the Heritage Council's Assessment Program. Formerly located at 62 Burt Street, the building is now known as the TAB (fmr), located on Pt 51 Burt Street. The Conservation Management Plan for the precinct notes that Bairds (fmr)/TAB (fmr) has 'no' significance.<sup>124</sup> In 1965, Bairds constructed a new store in Fremantle at the corner of Queen and Adelaide Streets, which within two years was occupied by Coles. This building remains extant – currently (2016) occupied by Target.

### Ironmongers

Ironmongery originally referred to both the production and retail of goods made of iron, for domestic rather than commercial or industrial use (e.g. tools, fittings, household implements). It expanded to include 'hardware' products of all materials and the retail function became separated from the production of these goods. The term is still used in Britain to refer to hardware stores. In Western Australia, ironmongers often operated mixed businesses under the 'ironmonger' label. By the mid-twentieth century, the term fell into disuse, with former ironmongers rebranding as either 'hardware' (where they maintained this speciality) or more general descriptions such as 'importers', 'merchants' or 'general providers'.

The earliest available Post Office Directories, from 1893, list three ironmongers in Perth (including Levi Green) and one in Fremantle. By 1900, the Post Office Directories list five wholesale and 33 retail ironmongers (two of which were in the block of Wellington Street between Barrack and William Streets). The advertisements for these businesses suggest they were more diverse than just ironmongery, being variously combined with grocers, importers, furnishing, builders supplies and general merchandise. In 1906, when Levi Green built *Bairds Building (fmr), Perth*, Directories list seven wholesale ironmongers (including Bairds at Kalgoorlie, Coolgardie, Boulder and Perth) and 39 retail businesses (including Green). Some of these were clearly all-purpose businesses, such as Farrall Bros of Midland Junction, who advertised as 'timber merchants, building contractors and undertakers'. In 1920, when Bairds built larger premises adjoining Green's 1906 building, there are seven wholesale and thirty retail ironmongers listed, with Bairds now in the latter category and advertising its goods as 'tools, electro-plate, hardware, farm tools, fencing wire, glass & china ware, fancy goods, groceries, drapery, & boots'. By the last available Post Office Directory in 1949, the entry 'ironmongers' only refers readers to the 'hardware' section. There are over 70 hardware retailers and seven wholesale hardware merchants lists. 'Hardware' entries include timber companies, stock traders, paint stores and salvage yards. The entry for Bethell Thurston, of William Street, provides the most detailed description: 'hardware

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123 Wise's Post Office Directories, 1920, p.626, at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories)

124 Gray, L & Sauman, I, May 2008, Burt Street Precinct, Boulder, Conservation Management Plan, prepared for City of Kalgoorlie-Boulder, Executive Summary (n.p.)

merchants, cutlery specialists, plated ware, tools, garden hose, fishing tackle, boat gear, guns, rifles ammunition, sporting equipment, paints, varnishes, brushware and all domestic hardware'. Bairds continues to be listed, however, advertising a much wider product range than hardware. Its main entry for 1949 reads: 'Bairds Pty Ltd, General Providers... Grocery, Drapery, Footwear, Furniture & Furnishings, Electrical & Radio, Crockery, Hardware, Tools, Paints & Oils, Sports & Leather Goods'.<sup>125</sup>

Physical evidence suggests the first floor of *Bairds Building (fmr)*, Perth was once used as a tool workshop, which would be consistent with the place being used for both retail and production of ironmongery.

The link between Levi Green's ironmongery and the previous foundry on site is not clear. Levi Green was only a teenager when his father died, so was not retailing goods manufactured by his father, but may have been connected with the foundry his father established on site. In the 1890s, when Levi Green's Ironmongery is advertised fronting Murray Street, the Wellington Street portion of Lot V17 is listed in the Post Office Directories as both 'Black Swan Foundry (W.J. George & Co)' and 'George & Co (W.J.) engineers & iron founders', but by 1900 the firm is listed only as engineers. Their last listing at the site is in 1902, after which the site is vacant until a fruiter is listed in 1905.<sup>126</sup>

The SHO database lists one ironmongers and another eight with the keyword 'ironmonger' somewhere in their database entry. Three of these nine places are on the State Register:

- P15552 *Drew Robinson & Co (fmr)* (RHP), 130-140 Stirling Terrace Albany, constructed 1891, still in use as a general retail store, registered as part of P14922 *Stirling Terrace Precinct*.
- P05710 *Red Mill Store* (RHP), (other names include Edward Crossley's Ironmongery & Builders' Supplies), 59-61 Stirling St Bunbury, constructed 1897 and 1927, originally an ironmongery but for most of its life a general store, and more recently a delicatessen.
- P01295 *McKenzie's Buildings* (RHP), 140-144 Hannan Street Kalgoorlie, constructed 1904 for McKenzie & Co, traders in hardware, furniture and mining material.

None of these registered places appear to have been associated with production of hardware merchandise on site.

Only two of the nine places are in the metropolitan area (P16625 John Church Bulk Stores, 21-23 Pakenham St Fremantle, and P21559 Commercial Building, 219-221 Queen Victoria Street North Fremantle).

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<sup>125</sup> Wise's Post Office Directories, 1893, 1900, 1906 (quote from p.866), 1920 (quote and picture p.626), 1949 (quotes from pp.871 and 482), at [http://www.slwa.wa.gov.au/find/guides/wa\\_history/post\\_office\\_directories](http://www.slwa.wa.gov.au/find/guides/wa_history/post_office_directories)

<sup>126</sup> Street listings are not available for 1893 and 1894. W.J. George appears to have been first listed at Wellington Street in 1894.

*Bairds Building (fmr), Perth* is an unusual example of an ironmongery, a previously common form of retail business linked with production. Levi Green was one of only a handful of pre-gold boom ironmongers in Perth. The place was possibly originally linked with a foundry and, as its stock and marketing changed, participated in the transition over nearly 80 years away from ironmongery towards a separation of hardware stores, machinery sales and more generalist department stores.

#### **13.4 KEY REFERENCES**

See footnotes

#### **13.5 FURTHER RESEARCH**

Nil.