



**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)

- 3.7.1 Establishing postal services

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 107 Settlements
- 206 Mail services

11.1 AESTHETIC VALUE*

Maylands Post Office (fmr) is a particularly well resolved example of a suburban post office designed in the Federation Free Classical style, featuring an asymmetrical plan form that translates into an interesting composition of related, but not identical, elevations either side of a prominent corner entry porch. The building features some fine and subtly expressed decorative elements including curved window transoms and stucco decoration including a small decorative bracket at the base of the chimney, curved elements to the rendered coping on the parapets and rendered reveals to the arched porch entrances. (Criterion 1.1)

Maylands Post Office (fmr) contributes to the aesthetic qualities of Whatley Crescent, a substantially intact street of predominantly residential buildings, contemporary with the former post office, and located adjacent to the Maylands commercial area on Eighth Avenue. (Criterion 1.3)

11.2. HISTORIC VALUE

Maylands Post Office (fmr) illustrates the provision of government services, in particular postal services, to a growing suburb in the Perth metropolitan area in the early 1900s, when proximity to the rail service for mail transport was

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

important, and the continued provision of postal services at suburban post offices through to the late 1980s. (Criterion 2.1)

Maylands Post Office (fmr) was built in 1910, when Maylands was developing rapidly as a mainly working class suburb, and expanded with the growth of the suburb in the late interwar and post-World War II periods. (Criterion 2.2)

Maylands Post Office (fmr) was designed by Public Works Department architect Clarence Rose Ross, later appointed as the first Supervising Architect for the Commonwealth Department of Works in Western Australia (1925-38), and was built by Silverlock & Hayes. (Criterion 2.3)

Maylands Post Office (fmr) is a fine early example of Ross's design work in this State, a fine example of the Federation Free Classical design style applied to a small public building, and demonstrates the skills of its builders in its execution. Although no longer in use for its original purpose and altered internally in 1999 and 2001, the place demonstrates the work of the Public Works Department in designing post offices in the early 20th century. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Maylands Post Office (fmr) is valued by Maylands residents for its provision of postal services for 78 years, for its distinctive design and its aesthetic contribution to the streetscape of Whatley Crescent, one of the suburb's major streets. (Criterion 4.1)

Maylands Post Office (fmr) contributes to the community's sense of place as an integral part of the streetscape of Whatley Crescent, where it is a minor landmark. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Maylands Post Office (fmr) is a representative example of a post office building in the Perth metropolitan area, constructed in the first decade of the 20th century and exhibiting the influence of the Federation Free Classical architectural style that was popular in this period. (Criterion 6.1)

Maylands Post Office (fmr) is an example of a suburban post office built in the first decade of the 20th century at a time when the population of the city was expanding and urban development was occurring in areas close to the main transport routes along the railway. (Criterion 6.2)

12. 3 CONDITION

Maylands Post Office (fmr) is in very good condition internally and externally as a result of ongoing use and maintenance.

12. 4 INTEGRITY

Maylands Post Office (fmr) has moderate to low integrity as it is no longer used for its original post office and residential function. Its current commercial office

use is however compatible with its original use, and has been accommodated without major alteration to the exterior fabric of the place. Internal alterations have been carried out using light weight stud framed construction and have not compromised the integrity of the fabric of the original building.

12.5 AUTHENTICITY

Maylands Post Office (fmr) has retained high authenticity externally although the building is extensively altered internally. Externally the building is highly intact with original walls, roof form, windows and doors generally extant. The building shows evidence of extensions and refurbishment carried out in 1956 and 1973, when still in use as a post office, and subsequently for private office use.

Major changes carried out in 1956 included the construction of the mail room (currently used for office purposes) on the eastern corner of the building, replacement of the original roof with new autumn blend clay tiles and render of the tow street facing gables.

More recent alterations have included the construction of the toilet block in 1973, boundary wall to the Seventh Avenue lot boundary, brick paving and internal refurbishment including a new first floor, spiral staircase and office partitions.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Robin Chinnery, Historian and Rosemary Rosario, Architectural Heritage Consultant, in May 2008, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Maylands Post Office (fmr), a face brick and terracotta tiled former post office building in the Federation Free Classical design style,¹ was designed by C. R. Ross, of the Public Works Department of Western Australia (PWD), and built by Silverlock and Hayes in 1910, to provide a post office and quarters. A brick mail room was added in the late 1950s, and a toilet block in 1973.

In September 1895, Gold Estates of Australia, an investment company with considerable land holdings in the metropolitan area, was registered as proprietor of portions of Swan Location Y, 471 acres in area.² In 1895-96, it began subdivision of part of this area, formerly named the Pine Apple Estate, under the name of Maylands Estate.³ In 1898, Mephan Ferguson established a factory to supply pipes for the pipeline for the Goldfields Water Supply Scheme on land he purchased near the railway in the Maylands area and named Falkirk for his birthplace in Scotland; and work began on construction of Falkirk Siding to serve his factory.⁴ In October, as demand grew to provide affordable and convenient lots for blue collar workers at the factory, Gold Estates Australia Limited's third sub-division in Maylands Estate, extending north from Ninth Avenue, with the proposed railway station between Ninth Avenue and Ferguson Avenue, was offered for sale.⁵ However, the station was built a short distance south between Eighth and Ninth Avenues, across the road from Lots 52-56, which fronted Railway Terrace, later renamed Whatley Crescent. In August 1899, tenders were called for construction of Falkirk Railway Station but it was subsequently named Maylands.⁶ As elsewhere, the railway station served as an impetus for suburban growth, and the population of Maylands increased to 'about 100' by 1900.⁷

In the early 1900s, Maylands proved a popular residential suburb for workers at the newly established Midland Railway Workshops as land was more affordable than at Midland Junction or Guildford, and the railway provided convenient transport for workers eager to fulfil the dream of owning their own home. Many of the workers who settled at Maylands had come from the Eastern States in the wake of the Western Australian gold boom in the late 1890s and early 1900s. Some had spent time on the goldfields before deciding to remain in this State, while others recognised employment opportunities in the West, in contrast to the depressed economic conditions prevailing in the Eastern States. There were people of Scottish origin and a strong Irish influence, and also some European

1 Apperly, et al, pp. 140-43.

2 Certificate of Title Fol. LXXIII Fol. 152.

3 *Western Mail* Christmas Issue, 1897, p. 13; First Annual Report of the Victoria Institute and Industrial School for the Blind, Western Australia, January 1898, p. 4. See Cooper, W. S. and McDonald, G. *Diversity's Challenge: A History of the City of Stirling* City of Stirling, 1999, pp. 22-31, 117-18, for early history of Pine Apple Estate and Pine Apple Inn.

4 Cooper & McDonald, op. cit., pp. 122-23.

5 Maylands Estate, Real Estate Plans, Battye Library.

6 Assessment Document, Maylands Primary School, HCWA Place No. 9394, p. 4.

7 Battye, J. S. *Cyclopedia of Western Australia* The Cyclopedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985, Vol. 1, p. 574.

immigrants, with the small German community including storekeepers and a builder. There were Chinese market gardeners at the Peninsula, and Lee Cheong and Tom Tin (also known as Tom Din and Twon Din) operated laundries.⁸

In about 1903, the first shop and residence was erected in Railway Terrace, at Lot 53, across the road from the railway station, for Asher Salaman, under whom a so-called Allowance Office opened the same year to provide postal services in the district.⁹ In 1904, *Wise's Post Office Directory* listed seven people in Railway Terrace, including Salaman.¹⁰ After the Maylands Progress Association requested better postal facilities E. A. Pries, Inspector of Post and Telegraphs, Perth, inspected the area in July. He concluded 'this suburb must become an important one' because of its proximity to the city (three miles by rail), a 'splendid rail service and cheap fares', its elevation and good building sites, and therefore a site for a post office should be purchased.¹¹ The State Government had acquired land for a Station Master's residence and a State Hotel, and most lots within a reasonable distance of the railway station had already been purchased and were 'increasing in value daily', but it was necessary to secure a lot near the station for delivery of mails. He reviewed suitable lots and, in the belief Eighth Avenue would remain the principal street, recommended Lots 57, 58 and 59, each with 33 ft frontage to Railway Terrace, as the ground was slightly higher than Lots 8 and 9, and each was priced at £80, compared with Lot 50, on which a small store had been erected, for which the asking price was £800.¹²

In August 1904, the Acting Deputy Post Master General recommended 'immediate steps be taken to purchase, as a site for a Post and Telegraph Office, blocks 58 and 59 at Maylands', at £80 each, as any delay would result in the Government having to pay 'perhaps £100 or even more for each of them'.¹³ The Post Master General approved the proposal, Ministerial approval was obtained, and steps taken to secure the blocks. On 12 September, an urgent telegram from Melbourne approved acceptance of George E. White's offer, which held good only until noon that day, to sell Lot 59 (19.5 perches in area), in 'a splendid position' at the corner of Railway Terrace and Seventh Avenue, with a right-of-way at the rear, and it was purchased for £80.¹⁴ Not far from the railway station and with dual access from Railway Terrace and Seventh Avenue, Lot 59 was well suited to its intended purpose. On 14 January 1905, the future site of *Maylands Post Office* was gazetted.¹⁵ Estimates for 1905-06 had not included provision for erection of a post office at Maylands, and such provision was not made until 1909-10.¹⁶

In the autumn of 1905, after Salaman advised he would not continue as non-official Postmaster at Maylands for less than £65 a year, E. A. Pries made another inspection. Having noted a number of houses were being erected 'chiefly

8 Cooper & McDonald, op. cit., pp. 123-25; and Atkinson, Anne (Compiler) *Asian Immigrants to Western Australia 1829-1901* UWA Press, Nedlands, 1988, pp. 191, 267, & 270.

9 Assessment Document *Whatley Crescent Group* (14896); Salaman's shop and residence at street nos. 184-186, the first business premises erected in *Whatley Crescent Group*, were demolished in the late 20th century; and memo for Senior Inspector in NAA Series K1 Item 1445/10, 8 Sept 1908.

10 *Wise's Post Office Directory* 1903 and 1904, pp. 184, 198.

11 E. A. Pries, in *Maylands Post Office Site*, NAA Series K273 Item 1904/1 (1904-1988), 15 July 1904.

12 *ibid.*

13 Correspondence in *ibid.*, 5 August 1904.

14 Memos and correspondence in *ibid.*, Aug-Sept 1904; and Certificate of Title Vol. 278 Fol. 17.

15 *Commonwealth Government Gazette* 14 January 1905.

16 Memos in *Maylands Post Office Site*, op. cit., 1905-1906.

as a working men's suburb', he reported Salaman gave grocery customers priority and did not want to continue the Post Office. H. J. Smith, who had opened as a news and commercial agent in the adjacent premises, offered to install an extra counter to divide off part of his shop for postal use, prompting Salaman to offer to alter his shop to allow Mrs. Agnes Bake to take on Post Office duties. A deputation from Maylands Progress Association presented a petition seeking establishment of an official Post Office, but as per Pries' recommendation Smith's offer was accepted, and postal services commenced operating from his shop on 1 May.¹⁷

In May 1906, it was reported 'Maylands, as a residential site, is increasing rapidly, a large number of small villas having been erected and there are many others projected'.¹⁸ As annual revenue from the Post Office at Maylands had increased substantially it was raised to semi-official status, and Percy Sutcliffe, a former Post and Telegraph employee, was awarded a three year contract as Postmaster from December 1906, operating from a brick building, previously used as a shop, 'in the main street within 100 yards of the Railway Station'.¹⁹ As the residential area of Maylands grew and more businesses established, the main area of commercial development continued to be located in the vicinity of the railway station.²⁰ By September 1908, there were about 500 houses and a population of 2,300 in Maylands, where businesses included eight general stores, four greengrocers, two butchers and three hotels. It was believed the suburb would continue to grow and as revenue was sufficient to justify erection of a Post Office at Maylands, it was suggested provision be made in the Estimates for 1909-10 to erect a Post Office for £800 with quarters or £400 without.²¹ After the Ratepayers Association, through John Forrest, requested an official Post Office, the Post Master General requested the PWD to prepare a sketch plan and estimates.²² On 24 September, the *West Australian* reported a request for £700 was included in the Estimates for 1909-10 for erection of a brick Post Office building at Maylands, as per PWD estimates.²³

In October 1908, the Board of Health issued a 21 day notice requiring the owner of the building rented as a Post Office to effect alterations and repairs or it would be condemned. Following inspection, approval was granted for the Post Office to be relocated to a brick building recently vacated by the Police Department, about 150 yards from the railway station, and Post Master Sutcliffe duly shifted there. Questions were asked in Parliament about the condemned premises and the Post Master General was asked if he would 'take immediate steps to erect a suitable Post Office Building' at Maylands, the future necessity of which his Department already recognised, but erection of a departmental building was not deemed necessary at this date as Sutcliffe's contract did not expire until December 1909, and provision was being made in the Estimates for 1909-10.²⁴

17 Memos, Inspection Report, and petition, in Non Official Post Office at Maylands, NAA Series K1 Item 3017/05, March 1905. John Trott was listed as Postmaster at Maylands in *Wise's Post Office Directory* 1905, p. 200.

18 *WA Mining, Building and Engineering Journal* 5 May 1906, p. 19.

19 Memo for Senior Inspector, in Post Office Maylands re: Connecting new building with Telegraph and Telephone, NAA Series K1 Item 1445/10, 8 September 1908.

20 *Wise's Post Office Directory* 1907 to 1939.

21 Memo in Post Office Maylands re: Connecting new building ... op. cit., 8 Sept 1908.

22 Memos in *ibid*, 17 and 23 Sept 1908.

23 *West Australian* 24 September 1908.

24 Memos, telegrams and news cuttings in Non Official Post Office at Maylands, op. cit., Oct 1908.

The Federation Free Classical design style of *Maylands Post Office* is probably based upon standard plans developed by the PWD in the 1890s. The Maylands plans were prepared by PWD architect Clarence Rose Ross (b. Dundee, Scotland, 1874, d. Bellevue, WA, 1949).²⁵ Ross completed his articles in Scotland, and practised at Long Eton, England, for eight years, before migrating to Western Australia with his family in 1908, joining the PWD in 1909. 'Scotty' Ross, as he was known, became the chief designer of many public works including the State's first secondary school, Perth Modern (1909), Woorloo Sanatorium, secondary schools at Bunbury, Northam and Albany, the Biology and Zoology block of buildings at the University of Western Australia, and played a significant role in the design of *Perth GPO*.²⁶ In 1925, when the Commonwealth Works Department established a branch in Western Australia, Ross was appointed Supervising Architect, and supervised all Commonwealth buildings in this State through to his retirement in 1938, including *Commonwealth Bank* in Forrest Place.²⁷

On 27 October 1909, tenders were called for erection of *Maylands Post Office*, and Silverlock & Hayes was awarded the contract at £750 in December.²⁸ On 26 April 1910, *Maylands Post Office*, a 'large office and Letter Porch' with the entrance at the street corner, and Post Master's Quarters at the rear, constructed of brick with cement dressings, was completed at a cost of £747 9s 11d.²⁹ The Post Office transferred to the new building and commenced operation with Percy Sutcliffe continuing as Post Master.³⁰ In 1910, the photograph of the Post Office shows its distinctive Federation Free Classical style features and Marseilles tile roof.³¹

In the pre-World War I period, Maylands continued to grow.³² As elsewhere, the Post Office provided an important service for the local population under Sutcliffe and his successors including Miss E. Hall, and her successor, Mrs M. H. Maguire.³³ From the mid-19th century, when the local policeman's wife was sometimes the appointee, through into the early 1920s, the position of postmistress was one of a very small number of roles in the civil service that was available to women.³⁴ Probably consequent to appointment of a post mistress at Maylands the residential quarters at the rear of the Post Office ceased to be occupied for this purpose. Later postmasters did not reside there and the quarters were converted to other uses.³⁵

A 1936 sewerage plan shows the Post Office at the corner of Railway Terrace and Seventh Avenue with the front entry porch at the south-west corner of the

²⁵ Don Ross, grandson of C.R. Ross, telephone conversation with Robin Chinnery, April 2008. No plans for the place have been located to date.

²⁶ Obituary in *The Architect* June 1949, p. 21; Ferguson, R. J. *Crawley Campus: The Planning and Architecture of the University of Western Australia* UWA Press, Nedlands, 1993, p. 12; and *Creating the Public Realm: Public Architecture in Western Australia: 1890-2000* op. cit., pp. 64-65.

²⁷ *The Architect* ibid.

²⁸ *Government Gazette* 29 October 1909, p. 3523, and 17 December 1909, p. 3949.

²⁹ PWD Report, 1909-10 in *Votes and Proceedings* 1910-11, Vol. 2, pp. 33, 36, which states completion cost was £736 14s; and Completion Return Maylands Post Office in Post Office Maylands re Connecting new building ... op. cit., 4 Jan 1911.

³⁰ *Wise's Post Office Directory* 1911, p. 217.

³¹ Photograph, 1910, courtesy Don Ross.

³² Stannage, C. T. *The People of Perth* Perth City Council, Perth, 1979, p. 241.

³³ *Wise's Post Office Directory* 1913 to 1917.

³⁴ Blue Books, and *Government Gazettes* Western Australia, 1867 to 1925.

³⁵ Memo in Staffing - Maylands Post Office, NAA Series K1184 Item 130/1 (1928-51), 14 Sept 1941.

building, a small verandah and timber shed adjoining the north side of the rear room, and a timber building and closet adjacent to the right-of-way.³⁶

Following the Great Depression, building activity revived in the mid-1930s, and residential areas such as Maylands experienced a period of growth through into the early World War II period. Consequently, the work load at *Maylands Post Office* increased, and, in 1941, the Public Service Board recommended raising it from Grade 2 to Grade 3, but its status was not raised until late 1945.³⁷ In October 1942, a photograph shows the exterior of *Maylands Post Office* was little changed since its completion in 1910.³⁸

After World War II, Maylands began to grow rapidly and business passing through the Post Office increased proportionately, necessitating an increase in staff.³⁹ In 1947, Mrs C. Lewis applied to operate an unofficial post office from her new store at 49 Caledonian Avenue, but the PMG considered circumstances did not warrant it. In 1947-48, the population of Maylands further increased, and approval of her application was recommended in March 1949. Operating under *Maylands Post Office*, East Maylands unofficial post office opened on 2 May, and it served the area for many years under Mrs Lewis and later storeowners.⁴⁰

In September 1948, a site plan of *Maylands Post Office* shows the front boundary to Whatley Crescent measuring 33 ft 2 in, 59 ft 4 in to the boundary to Lot 58, 33 ft to the right-of-way and 162 ft 4 in to Seventh Avenue.⁴¹

In the 1950s-60s, Maylands continued to grow with new housing being developed including the gradual erection of flats, resulting in the addition of 455 more delivery points between 1953 and 1968, increasing the work load of the postmen at *Maylands Post Office*, and an additional position was sought.⁴² In the late 1950s, plans for repairs and alterations to *Maylands Post Office* show a new tile roof, new vents beneath the front window, reuse of the existing glazed door at the main entrance with a new fixed panel at the right hand side, a new concrete step at the entrance to the porch at the north-west elevation, restippling of lower sashes to windows at the south side of the building, relining of corner fireplaces in the Post Master's office and adjoining staff room, where a new stainless steel sink was to be installed and a hand basin repositioned. New glazed partitions to the Post Master's office were to be installed. A mail room was to be added at the rear of the building. The plans show the existing cycle shed with the door to be repositioned to allow for two w.c.'s between it and the main building, an adjoining store fitted with shelves on two sides, and a new cycle shelter with a concrete floor to be erected on the southern side of the store.⁴³

In 1966-68, a report detailing repairs and maintenance required at *Maylands Post Office* included replacement of the old entry doors with new fully glazed doors with push bars, repainting the interior and exterior, and restippling of previously

36 Metropolitan Sewerage Perth Road District SROWA Cons. 4156 Item 444, signed 4 June 1936.

37 Correspondence and memos in Staffing - Maylands Post Office, op. cit., 1941 to 1945.

38 Photograph, in Maylands Post Office, NAA Series K1209 Item Maylands, 15 Oct 1942.

39 Correspondence and memos in Staffing - Maylands Post Office, op. cit., 1945 to 1948.

40 Correspondence in PMG Post Offices - E Maylands, NAA Series PP272/1 Item 049/133, 1947-66.

41 Maylands W.A. Post Office Site Plan, PMG's Dept., in Maylands Post Office Site, NAA Series K273/44 Item 1965/141, 27 Sept 1948.

42 Memo. in Maylands Post Office, NAA Series K433 Item XP1109, 10 Jan 1968.

43 Repairs & Alterations to Maylands Post Office, Commonwealth Dept. Of Works, Perth, in NAA Series K1201 W.A. 11003, 10 Oct 195?.

treated windows. In November 1968, E. Klaus of Bayswater was awarded the contract for repairs and painting at a cost of \$1,735.⁴⁴

A 1973 revision of a 1970 block plan of *Maylands Post Office* shows four telephone boxes in front of the Post Office, a newly completed toilet block in place of the two w.c.'s shown on the above plan, and between it and the earlier store building a covered way, which leads through to the rear yard planted with lawn, the bicycle shelter adjoining the store, and the gate to Seventh Avenue.⁴⁵ A 1973 survey of Lot 59, 493 square metres in area, shows the front boundary to Whatley Crescent measuring 10m, the side boundary to Lot 58 48.6m, the rear boundary to the right-of-way 10m, and that to Seventh Avenue 49.5m.⁴⁶ In 1983, a new Certificate of Title issued for Lot 59, shows it as per this survey.⁴⁷ In January 1986, dedication of the right-of-way at the rear was gazetted.⁴⁸

From the 1980s, the growing trend away from main street commercial areas to large shopping complexes in Australian towns saw a transition from the traditional post office to postal services operated more as a commercial business from small privately owned shops or kiosks as Post Office agencies, and conversion of some post offices to agency status under private ownership as part of a widespread program Australia Post implemented in the late 20th and early 21st centuries. In this period, many Post Offices were decommissioned and sold by the Commonwealth, including *Maylands Post Office (fmr)*, which was closed and sold to Marchel Holdings Pty Ltd in 1988.⁴⁹ The new owner, an antiques dealer, utilised the place as his business premises, and so far as is known no substantial changes were made to the building during this ownership.⁵⁰

In March 1996, the Electricity Corporation was granted the right to enter and carry out works upon a portion of Lot 59 at the front of the building as per the easement shown on a map in the Second Schedule on the Certificate of Title.⁵¹ A surveyor's plan shows the survey for resumption for road widening of 30 square metres at the rear of Lot 59, which was approved in May 1996. The Lot was renumbered Lot 200 and a new Certificate of Title issued.⁵²

In 1997, *Maylands Post Office (fmr)* was included in the Municipal Inventory for the City of Bayswater, with a high level of protection, and subsequently included in the Town Planning Scheme in October 2006.⁵³

On 26 February 1999, *Maylands Post Office (fmr)* was transferred to Maria Grazia Havilah, and the City of Bayswater lodged a caveat on it.⁵⁴ In April, a building licence was issued to B. D. Havilah to install office partitions at *Maylands*

44 Reports, memos, and contract in *ibid*, May 1966 to Nov 1968.

45 *Maylands Post office Block Plan*, Drawing W1-0464, PMG's Dept., in *Maylands Post Office Site*, NAA Series K273/44 Item 1965/141, drawn 21 December 1970, revised 9 March 1973.

46 *Maylands Post Office*, Dept. Of Services and Property, WA, in *Maylands Post office Site*, PMG Dept., NAA Series K273/44 Item 1904/1, surveyed 22 June 1973, approved 2 Jan 1974.

47 Certificate of Title Vol. 1649 Fol. 491.

48 *ibid*.

49 Certificate of Title Vol. 1649 Fol. 491. Due to the 30 year restriction on access to files held by NAA, information for the period 1977-88 was not available for research.

50 Municipal Heritage Inventory, City of Bayswater.

51 Certificate of Title Vol. 1649 Fol. 491.

52 DOLA Diagram 90643, approved May 1996; and Certificate of Title Vol. 2075 Fol. 631.

53 Municipal Inventory City of Bayswater, June 1997, and Town Planning Scheme, 24 Oct 2006.

54 Certificate of Title Vol. 2075 Fol. 631.

Post Office (fmr), creating three offices at the north side, with the south side as a proposed reception area, at a cost of \$7,000.⁵⁵

In December 2000, the City of Stirling gave planning approval for a proposed mezzanine floor conditional upon information about existing fabric being submitted to the Heritage Council of Western Australia. In January 2001, building approval was granted to Traditional Design & Construction's application for internal modifications to *Maylands Post Office (fmr)* comprising the mezzanine floor, with engineering details prepared by Wood & Grieve Engineers, and installation of partitioning at the south side of the ground floor to create two offices and an access-way, with the corner fireplace in the former postmaster's office closed off, at a cost of \$10,450.⁵⁶ Following completion of these works, the place was used as offices, and this use continues in 2008.⁵⁷

13.2 PHYSICAL EVIDENCE

Maylands Post Office (fmr), a face brick and terracotta tiled building in the Federation Free Classical architectural style, is located on the eastern corner of the Whatley Crescent (formerly Railway Terrace) and Seventh Avenue intersection, opposite the railway line in Maylands.

Whatley Crescent runs parallel to the railway in a north-easterly, south-westerly direction and is approximately parallel to Guildford Road to the south. *Maylands Post Office (fmr)* is located on the eastern side of Seventh Avenue, one block to the west of Eighth Avenue, the main commercial centre of Maylands. There is a row of timber and iron and brick and iron houses along Whatley Crescent, to the north-east of the former post office, that are approximately contemporary with the post office building. Seventh Avenue between Whatley Crescent and Guildford Road features several larger houses also dating from the early decades of the 20th century, a former church adjacent to the former post office and the substantial brick and tile 'Our Lady Queen of Martyrs' Roman Catholic Church on an elevated site at the western side of the road.

The *Maylands Post Office (fmr)* site comprises an area of 493 sqm. The land slopes up to the south-east, behind the former post office building, to a right-of-way at the rear of the lot accessed from Seventh Avenue. The rear portion of the lot is brick paved and used for car-parking. Between the car park and the building is an area of lawn with a brick paved path from the car park. There is a brick retaining wall on the south-western lot boundary and a broken corrugated fibrous cement fence on the north-eastern side. There are no trees or shrubs on the land other than a small hibiscus in the lawn area towards Seventh Avenue.

Maylands Post Office (fmr) building is constructed to both side boundaries and set back a distance of approximately 4metres from the Whatley Crescent footpath. The area in front of the building is bitumen sealed with a series of five cast iron bollards linked by a chain barrier to prevent vehicles parking in front of the building. The public footpath on Whatley Crescent is brick paved and on Seventh Avenue is bitumen sealed, with a small triangle of grass on the corner before an area of angled parking along Seventh Avenue.

A corrugated iron clad store and a bicycle shed with a corrugated iron skillion roof are located to the rear of *Maylands Post Office (fmr)*. Also at the rear of the

⁵⁵ Building Licence 990369, Building File 160 Whatley Cr, City of Bayswater, April 1999.

⁵⁶ Building Licence 201280, Building File 160 Whatley Cr, City of Bayswater, Dec 2000 and Jan 2001.

⁵⁷ Site visit, Rosemary Rosario and Robin Chinnery, April 2008.

building, on the north-eastern side is the brick toilet block with a flat metal deck roof that was built in 1973. Between the bicycle shed and the main building is a concrete service court with a metal cyclone mesh gate opening onto Seventh Avenue. There are two concrete steps to the back door of the building from the service court and a covered way along the front of the toilet block from the back door to the brick paved path to the car park.

Maylands Post Office (fmr) has been adapted internally, but externally remains largely as originally constructed, apart from the former mail room addition on the north-eastern corner of the building, built in the late 1950s, which is not visible from the street.

The entrance to the building addresses the Whatley Crescent-Seventh Avenue intersection and comprises a terracotta tiled porch with three tiled steps and a flat roof concealed behind brick parapet walls. The porch has two arched openings, one facing onto Whatley Crescent and the other Seventh Avenue. The upper part of the arch reveals are rendered and feature stucco voussoirs that are further defined by small kinks in the stucco coping at the top of the parapets.

The plan form of *Maylands Post Office (fmr)* is rectangular with gabled roofed wings facing both Whatley Crescent and Seventh Avenue on either side of the porch. The roofs of the two wings intersect at the ridge, giving the form of the building a well resolved appearance. The Whatley Crescent elevation is treated as the primary elevation. The corners feature rendered quoins and there is a decorative stucco sill detail under a pair of double hung sash windows. An original timber framed, diamond patterned metal awning extends over the windows. The gable is rendered with a panel where the words 'Post Office' were originally picked out in raised lettering, but which is now blank. There are three original vertical vents to the gable end. The gable was originally face brick with rendered bands but was fully rendered as part of the works carried out in the late 1950s.

The Seventh Avenue elevation is simpler in detail with three double hung sash windows with stucco sills. The rendered gable has three vertical vents and was also previously face brick with rendered banding prior to the 1950s works. The rear part of the Seventh Avenue elevation features a smaller double hung sash window under a brick parapet with rendered coping featuring a small arched motif. There is a brick chimney with brick corbelling near the back window with a small decorative stucco bracket. The windows all have metal grilles on the outside, which are not original.

The north-east elevation is not clearly visible from the street; however, this also features a face brick gable that has not been rendered.

The main structure of the building is red face brickwork with cream coloured mortar joints. Brickwork is stretcher bond and has not been tuck pointed. At the base of the Whatley Crescent elevation is a rendered plinth painted dark red. The plinth does not continue around the Seventh Avenue elevation where the footpath rises against the side of the building. The Seventh Avenue elevation terminates in a section of brickwork left unfinished to allow for a future addition. The 1950s mail room addition is also of red face brickwork. The roof tiles are autumn blend clay tiles and date from the 1950s works program, replacing earlier Marseilles profile clay tiles, as shown in photographs taken in 1910 and 1942. The entrance doors that date from 1968, reused in the 1970s works, comprise a pair of glazed doors with chrome hardware. The original windows to the Whatley Crescent and

Seventh Avenue elevations are timber framed double hung sashes with top sashes having nine panes each. The transoms of the main windows have an unusual curved detail between the centre panes.

There is a triple paned casement window to the 1950s mailroom addition and a recent obscure glass panel, with signage bearing the name of the current occupier, where the post office boxes have been removed from the front porch. The roof over the 1950s mailroom addition is hipped.

Overall the external appearance of *Maylands Post Office (fmr)* is of a very well resolved example of the Federation Free Classical style of architecture featuring gabled roofs, arched openings, contrasting textures to wall finishes and in particular the use of subtle stylised decorative treatments to curved window mullions, the stucco chimney bracket and parapet details to the porch and rear section of the Seventh Avenue elevation.

Internally *Maylands Post Office (fmr)* has been extensively refurbished. The only room that retains original fabric is the kitchen (former staff room) at the back, which has an original timber fireplace surround that has been painted white. This room has original timber skirtings, timber tongued and grooved floor boards, painted plaster wall finish and a ceiling that dates from the 1950s works and is probably fibrous cement. There is an original timber panelled door from the main office to the passage between the kitchen and the 1950s mailroom at the rear of the building.

The original main office area has been extensively altered. There is no evidence of original fittings or of a glass partitioned office constructed in the 1950s. The fireplace in the southern corner has been blocked off. Steps to the rooms at the back of the building have been replaced with recent jarrah steps, the bottom tread of which forms the base of a spiral staircase that has been constructed on the eastern side. The spiral staircase provides access to a new first floor area that has been constructed within the volume of the original main office. There is a balcony with a wrought iron balustrade from this floor that looks down into the original foyer of the main office. The ground floor has recent timber framed and glazed partitions forming five new offices, a central passage and a storage area. The first floor has three offices and a central passage. The first floor has been constructed behind the original windows, which remain intact. The area is carpeted over the original timber floorboards at ground floor level. All the internal finishes are recent with the exception of a small section of original skirting adjacent to the front entry doors and the rear doorstep, which may be original.

Maylands Post Office (fmr) has retained high authenticity externally, although the building is extensively altered internally. Externally the building is highly intact with original walls, roof form, windows and doors generally extant. The building shows evidence of extensions and refurbishment carried out in the 1950s, when it was still in use as a post office, and subsequently for private office use.

Major changes carried out in the late 1950s included the construction of the mail room (currently used for office purposes) on the eastern corner of the building, replacement of the original roof with new autumn blend clay tiles and render of the two street facing gables.

More recent alterations include the construction of the toilet block in 1973, the boundary wall to the Seventh Avenue lot boundary, brick paving and internal refurbishment including a new first floor, spiral staircase and office partitions.

Maylands Post Office (fmr) is in very good condition internally and externally as a result of ongoing use and maintenance.

13.3 COMPARATIVE INFORMATION

The Architectural Department of the Department of Works, subsequently Public Works Department of Western Australia, was responsible for the design of all post offices built in Western Australia in the late 19th and early 20th centuries. From the early 1890s, George Temple Poole, Chief Architect (1885-97) introduced standard plans for a number of government buildings including post offices for which the first standard plans were prepared in 1891-97. Expansion of the practice under his successor, J. H. Grainger (1897-1905), enabled the number of staff employed in the Architectural Department to be reduced from more than 160 in 1897, to 42 by late 1898.⁵⁸

Fifty-eight Post Offices/Telegraph Stations have been entered in the State Register of Heritage Places, eight of which are in the Federation Free Classical architectural style. All of these included residential quarters for the postmaster in accord with the practice in the period, although where these were a separate building they have generally not been retained.

Four of these post offices are comparable small single-storey brick buildings: P00240 *Bridgetown Post Office* (c.1886), P00550 *Collie Post Office (fmr)* (1908), P00617 *Cuballing Post Office & Quarters (fmr)* (1912), and P00727 *Donnybrook Post Office* (1898),

There are only three other Federation Free style post offices noted in the HCWA database, all of which are in the HCWA assessment program.

Responsibility for post and telegraph services transferred to the Commonwealth at Federation in 1901, and under the Posts and Telegraph Act (1902) it became responsible for postal and telecommunications services throughout Australia. However, due to shortages of resources, responsibility for the design and construction of postal and telegraph buildings and other public works remained with the Public Works Department of each State until the mid-1920s, when the Commonwealth Department of Public Works established branches in the States.⁵⁹

Standard plans developed by the PWD continued to be employed for most post and telegraph offices built in the early 20th century, including *Maylands Post Office (fmr)* (1910), which, in common with other small post offices comprised an entry porch with private mail boxes, a public area separated from the postal operations area by a timber counter, the post master's office, and residential quarters, designed and built with provision for future additions as continued to be common practice in this period. Completed later the same year, the Federation Arts and Crafts style *Goomalling Post Office and Quarters* was a larger building (32 ft x 58 ft), with integral residential quarters comprising a spacious entry hall, a sitting room, three bedrooms, kitchen, pantry, storeroom and bathroom.⁶⁰

⁵⁸ Oldham, Ray & John, *George Temple-Poole, Architect of the Golden Years, 1885-1897*, p. 127; Standard Plans of Post Office & Telegraph Offices, Post Offices & Wardens Quarters, and Post Offices of various classes & materials, SROWA Cons. 1647 Items 2471, 1674, 3075, 3684, 3296 and 6416.

⁵⁹ See Owen, George 'A History of the Colonial Post Office, Western Australia, 1829-1901', and 'Post, Telegraph & Telephone Offices of WA - An Alphabetical List', held in Battye Library.

⁶⁰ *Northam Advertiser* 4 June 1910, p. 3.

The quarters at *Maylands Post Office (fmr)* were constructed to accommodate a single man rather than a family, and thus were significantly smaller than many other postal quarters. So far as can be ascertained in the absence of any original plans, *Maylands Post Office (fmr)* did not include an operating/instrument room and battery room.

Maylands Post Office (fmr) is one of five 20th-century Federation Free Classical style post offices in the HCWA database. It is a fine example of such a post office, and illustrates continued use of PWD standard plans in the early 1900s. The provision of residential quarters to accommodate a single man rather than a postmaster and his family appears to be uncommon.

13. 4 KEY REFERENCES

No key references.

13. 5 FURTHER RESEARCH

No early plans for the place have been located at State Records Office of Western Australia (SROWA), National Archives of Australia (NAA) or elsewhere. Further research in National Australian Archives (NAA) files held in Perth may reveal additional information about the place and its development. Maylands Post Office NAA Series K433 Item XP1109, dated 1944-77, only has documents dating 1966-77, and the location of any missing documents 1944-66 is unknown. No information in files dated 1977-2008 was available for research because of the 30-year restriction on access to files held by NAA.