



# REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

## 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

### 11.1 AESTHETIC VALUE\*

*Western Australian Bank (fmr)* is an example of an early twentieth century commercial building designed in a style and scale typical of the affluence of the post gold rush period in Western Australia. The building is also typical of the commercial development that characterised the town of Midland Junction. Its style form materials and scale are appreciated by the community for these aesthetic characteristics. (Criterion 1.1)

*Western Australian Bank (fmr)* is a good example of the Federation Free Classical architectural style used by architect John Talbot Hobbs for designs for the Western Australian Bank from the 1880s. The former bank in Midland is a typical example of a standard approach to bank design at this period. (Criterion 1.2)

The building is a familiar landmark on Great Eastern Highway, Midland, contributing to its immediate setting and historically associated to the Midland Enterprise Centre (former Primary School) opposite. *Western Australian Bank (fmr)* is a component of the Midland town centre precinct and links visually with the historic Victoria Street area to the south. (Criteria 1.3 & 1.4)

### 11.2 HISTORIC VALUE

*Western Australian Bank (fmr)* is representative of the rapid development of commerce and trade in Midland Junction in 1904, after the relocation of the Railway Workshops from Fremantle. (Criteria 2.1 & 2.2)

*Western Australian Bank (fmr)* has been associated with the Police Department of Western Australia since 1956. (Criterion 2.1)

The place has associations with John Talbot Hobbs who designed a number of buildings for the Western Australian Bank in similar architectural style

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

to the building in Midland Junction and is thought to have also designed this bank. (Criterion 2.3)

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

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

*Western Australian Bank (fmr)* is highly valued by the Midland community as one of the town's diminishing number of historic buildings. (Criterion 4.1)

*Western Australian Bank (fmr)* contributes to the local community's sense of place through its continued presence in the Midland town centre since its construction in 1904. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

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

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### **12. 2 REPRESENTATIVENESS**

*Western Australian Bank (fmr)* is a representative example of a bank building dating from the early 1900s and designed in a similar style to other bank buildings at the turn of the century. (Criterion 6.1)

*Western Australian Bank (fmr)* demonstrates the way of life for bank staff at the turn of the century where provision was made for bank managers quarters within the building. (Criterion 6.2)

### **12. 3 CONDITION**

*Western Australian Bank (fmr)* has been well maintained throughout its lifetime. Internal and external finishes are in good condition and there do not appear, from the visual inspection, to be any major structural problems, although cracking to the rear (eastern) wall of the two-storey section of the building may indicate some structural instability.

### **12. 4 INTEGRITY**

The building has not been used as a bank since 1929 and changes have been made to the layout and interior which do compromise the original intent of the place. The original bank fittings and furnishings are no longer extant. The place has been used for police purposes since 1956. Extensive changes have also been made to the site as a whole.

*Western Australian Bank (fmr)* has a low degree of integrity.

### **12. 5 AUTHENTICITY**

The building retains a high level of original fabric. The most significant change being the loss of the double story balcony and verandah on the west elevation. The building is of high authenticity.

Extensive changes have been made to the site as a whole. This has a low degree of authenticity.

### **13. SUPPORTING EVIDENCE**

Attached are key sections of the supporting evidence prepared by Heritage and Conservation Professionals, 'Conservation Plan Former Western Australian Bank', prepared for Landcorp on behalf of the Police Department of Western Australia, November 1998.

It is recommended that the curtilage of the place be Swan Location 9728. The area which is recommended by the consultants in the Conservation Plan and which holds within the identified areas of Considerable and Some Significance.

#### **13.1 DOCUMENTARY EVIDENCE**

For a discussion of the Documentary Evidence refer to Heritage and Conservation Professionals, 'Conservation Plan Former Western Australian Bank', prepared for Landcorp on behalf of the Police Department of Western Australia, November 1998.

#### **13.2 PHYSICAL EVIDENCE**

For a discussion of the Physical Evidence refer to Heritage and Conservation Professionals, 'Conservation Plan Former Western Australian Bank', prepared for Landcorp on behalf of the Police Department of Western Australia, November 1998.

#### **13.3 COMPARATIVE INFORMATION**

For a discussion of the Comparative Information refer to Heritage and Conservation Professionals, 'Conservation Plan Former Western Australian Bank', prepared for Landcorp on behalf of the Police Department of Western Australia, November 1998.

#### **13.4 REFERENCES**

Heritage and Conservation Professionals, 'Conservation Plan Former Western Australian Bank', prepared for Landcorp on behalf of the Police Department of Western Australia, November 1998.

#### **13.5 FURTHER RESEARCH**

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