



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

DRAFT – Register Entry

1. **DATA BASE No.** 13700
2. **NAME** *Tudor Style Shops - Renkema Building*
FORMER NAME (or OTHER NAMES)
3. **LOCATION** 134 Stirling Highway Nedlands
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Lot 5 on P3008 being all of the land contained in Certificate of Title SP48889; Lot 1 on SP48889 being all of the land contained in Certificate of Title Vol. 2665 Fol. 306; Lot 2 on SP48889 being all of the land contained in Certificate of Title Vol. 2665 Fol. 307; Lot 3 on SP48889 being all of the land contained in Certificate of Title Vol. 2665 Fol. 308.
5. **LOCAL GOVERNMENT AREA** City of Nedlands
6. **CURRENT OWNER**
Desiree Renkema & Lukas Renkema
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: -----
 - National Trust Classification: -----
 - Local Planning Scheme: -----
 - Municipal Inventory: Removed April 1999
8. **ORDERS UNDER SECTION OF THE ACT**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Tudor Style Shops - Renkema Building, a 1936 two storey red brick and tile building originally designed as mixed use comprising three ground floor commercial tenancies and three first floor residential flats on Stirling Highway, Nedlands,

constructed in the Inter-War Old English architectural style has cultural heritage significance for the following reasons:

with its distinctive form and architectural design elements, the place is a landmark on a high traffic intersection of Stirling Highway;

the place is a good, intact, relatively rare example of a place originally designed as a commercial and residential building in the Inter-War Old English style, exhibiting features typical of the style including textured brick, imitation half-timbering to the upper storey, oriel windows, a steep tiled roof, decorative chimneys and picturesque massing;

the place illustrates the optimism of the Inter-War period in the more affluent suburbs of Perth in the 1930s and the flourishing of a range of architectural styles being applied as visual markers of affluence during this period; and,

the place illustrates the design work of architectural firm Summerhayes and Son and may represent some of the last design work by notable Western Australian architect Edwin Summerhayes before retirement.



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DRAFT – Assessment Documentation

PLEASE NOTE: This Assessment Documentation is intended to provide sufficient information to consider the place for inclusion in the State Register.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history;

The place illustrates the general optimism and flourishing of a profusion of architectural styles of the Inter-War period in Western Australia in the 1930s, and is a visual marker of the affluence experienced in some areas, contrasting with the relative economic depression experienced elsewhere during this period.

11(d) Its importance in demonstrating the characteristics of a broader class of Places;

Tudor Style Shops – Renkema Building, helps to illustrate the increasing popularity of residential flats during the 1930s, with architectural designs and newspaper reports highlighting some of these places as distinctive and desirable places of residence.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

Tudor Style Shops – Renkema Building, is a good and relatively rare example, of the application of the Inter-War Old English style in a commercial/residential building in Western Australia that exhibits design elements typical of the style such as textured brick, imitation half-timbering to the upper storey, oriel windows, a steep tiled roof, decorative chimneys and picturesque massing.

Tudor Style Shops – Renkema Building is a landmark on Stirling Highway, Nedlands, a busy thoroughfare between Fremantle and Perth.

11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia’s history;

Tudor Style Shops – Renkema Building, was designed by the architectural firm Summerhayes and Son.

Tudor Style Shops – Renkema Building is a good example of the firm’s application of the Inter-War Old English architectural style, a style which had previously been applied in some of the residential work by the Summerhayes’ during the 1930s.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Based on an external visual inspection, *Tudor Style Shops – Renkema Building*, appears to be generally in good condition, commensurate with its age. However, there is evidence that the external window joinery and ‘half-timber’ detailing has weathered to varying degrees (possibly as a result of deterioration of previous paintwork over time). Other maintenance issues noted include deteriorated grout to sections of the ridge capping, slippage to some of the terracotta slates to the window awnings, and some fretting mortar near the gutters at the rear (with evidence of some previous repairs).

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

The exterior of *Tudor Style Shops – Renkema Building*, has a moderate to high degree of authenticity.

Key features of the Old English style design remain intact and the major alterations include modifications to the shopfront of 134C (increasing the height of the windows but reinstating the traditional sill detailing; other minor alterations to shopfront doors and windows; modifications to the street front verandah altering the original cantilevered design by the introduction of posts; painting of the face brickwork to the rear half of the west elevation; enclosure of the rear balconies;

¹ 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.

various additions and alterations to the ground floor elevation of the rear (south) elevation; and adaptation of part of the original rear yards to create a customer car parking area.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

Tudor Style Shops – Renkema Building, has moderate to high degree of authenticity.

The three ground floor shops along the Stirling Highway frontage continue to be used in accordance with the original intent. The first floor residential flats are not currently being used as residences.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the physical evidence compiled by Annette Green, Greenward Consulting, Heritage Planning and Policy in April 2022, with documentary evidence, amendment and/or additions by the Department of Planning Lands and Heritage and the Heritage Council.

13.1 DOCUMENTARY EVIDENCE

Tudor Style Shops - Renkema Building is a two storey red brick and tile building originally designed to serve both a commercial and residential function, constructed in the Inter-War Old English architectural style in 1936. The place occupies a highly visible, high traffic corner of Stirling Highway and Doonan Rd in Nedlands, surrounded by low-lying commercial buildings.² It is located one block west of *Peace Memorial Rose Garden*, and shares this 600m strip of the Highway with other contemporary places such as Greenough Flats, Windsor Theatre, and *Captain Stirling Hotel*.

Noongar *Booja (Country)* covers the entire south western portion of Western Australia, from Jurien Bay to Esperance. Noongar people living in the greater Perth area were known as the Whadjuk. The Whadjuk relied on the ocean, the Swan River and the freshwater lakes that once lay between the coast and the Darling scarp for food and moved seasonally through across the country. This way of life was disrupted by the arrival of colonists from 1829 onwards.³

Following the establishment of the Swan River Colony in 1829, it became apparent that an overland route linking the capital to its port was needed. A track was promptly established running westwards from Perth to Fremantle through the area now known as Nedlands. By the 1850s, this area started to develop, firstly with settlement by Pensioner Guards near to Freshwater Bay, and then with the upgrading of the Perth to Fremantle track with convict labour from 1853.⁴

The unprecedented population growth triggered by the discovery of gold in Western Australia during the 1890s led to dramatic development in the metropolitan area. Suburbs close to the capital, such as Nedlands, experienced significant growth during this time and continued to develop through the first decade of the twentieth century. Although development slowed during WWI, Nedlands was quick to recover with many ex-servicemen and their families settling in the area.⁵

An increased level of construction and development was experienced during the inter-war period, with many new houses, schools and churches being built. This period also saw an increase in motorised transportation, particularly along major

² Palassis Architects (2014) *City of Nedlands Municipal Inventory*, City of Nedlands <https://www.nedlands.wa.gov.au/sites/default/files/Palassis%20Report%202014%20%E2%80%93%20Municipal%20Inventory%20Review.pdf> accessed 5 April 2022

Kaartdijin Noongar – Noongar Knowledge, South West Aboriginal Land and Sea Council, <https://www.noongarculture.org.au/noongar/> downloaded on 26 April 2022

⁴ Palassis Architects (2014) *City of Nedlands Municipal Inventory*, City of Nedlands <https://www.nedlands.wa.gov.au/sites/default/files/Palassis%20Report%202014%20%E2%80%93%20Municipal%20Inventory%20Review.pdf> accessed 5 April 2022

⁵ Nedlands Post Office (fmr) (P4620) Heritage Assessment Documentation, Heritage Council of Western Australia, 12 April 2022 p.1.

routes such as the Perth to Fremantle Road, which was renamed Stirling Highway in 1930.⁶

Development within Nedlands was influenced by the Nedlands Roads Board during this time, with the *Town Planning Act 1932* used to maintain high building standards.⁷ The standards encouraged innovation in architectural styles for new housing developments and flats along Stirling Highway to blend in with the residential nature of the surrounding streets⁸

During the 1930s, several notable civic and commercial buildings were constructed along Stirling Highway including *Nedlands Post Office* (P4620 RHP), *Captain Stirling Hotel* (P1832 RHP), *Nedlands Roads Board Office* (P13645) and *Windsor Theatre* (P1831). In fact, 1935 was a record year for the construction of buildings in the Nedlands district.⁹ A boom in residential construction along the section of Stirling Highway closest to P13700 *Tudor Style Shops - Renkema Building* saw a number of flats built, including the *Maisonettes* (P3227 RHP), *Shelbourne*, *Grosvenor*, *Orion*, *Te-Hoe*, *Appin Court*, *Torbay*, *Rumah*, *Fairway* and *Varsity* in the late 1930s.¹⁰ It is against this backdrop that *Tudor Style Shops - Renkema Building* was constructed for a Mr Jon Santich, of 320 Hannan St Kalgoorlie, (later to reside in Fremantle).¹¹

The land on which *Tudor Style Shops - Renkema Building* is situated, then Lot 5 on Plan 3008 (portion of Swan Location 1227), was purchased by Mrs May Burt of Mount Magnet in 1923 and in 1924 the land was purchased by Leopold Francis Krauth. John and Kate Santich purchased the land in 1936 and subsequently built *Tudor Style Shops - Renkema Building*.¹²

An article in the West Australian newspaper on 17 October 1936 notes that a tender to construct the building has been accepted with a construction time of five months applicable. The architect is noted to be Edwin Summerhayes.¹³ A subsequent article on 14 November 1936 notes that a Building Permit was issued for three shops and residences at a cost of £3.660.¹⁴

It is not entirely clear as to whether this building was designed solely by Edwin Summerhayes (1868-1944), or by Reginald Summerhayes, Edwin's son. It was designed during the period in which the company was called E Summerhayes & Son, but the building is attributed to Edwin Summerhayes in at least three

6 Gregory, Jenny, 'Protecting Middle-Class Suburbia: An Ideal Space for the Citizens of Inter War Perth', in *Studies in Western Australian History*, No. 17 (1997), p79, 81.

7 2014, Palassis Architects - City of Nedlands Municipal Inventory, City of Nedlands Page 26 <https://www.nedlands.wa.gov.au/sites/default/files/Palassis%20Report%202014%20%E2%80%93%20Municipal%20Inventory%20Review.pdf> accessed 27 April 2022

8 2014, Palassis Architects - City of Nedlands Municipal Inventory, City of Nedlands Page 26 <https://www.nedlands.wa.gov.au/sites/default/files/Palassis%20Report%202014%20%E2%80%93%20Municipal%20Inventory%20Review.pdf> accessed 27 April 2022

9 Gregory, Jenny, 'Protecting Middle-Class Suburbia: An Ideal Space for the Citizens of Inter War Perth', in *Studies in Western Australian History*, No. 17 (1997), p79, 81.

10 Wise & Co, *Wise's Western Australia Post Office Directory, Perth WA, 1895-1920* (1938-1939) <https://slwa.wa.gov.au/pdf/battye/pods/1939/0115.pdf>

11 Wise & Co, *Wise's Western Australia Post Office Directory, Perth WA, 1895-1920* (1935-1936) [0342.pdf \(slwa.wa.gov.au\)](https://slwa.wa.gov.au/pdf/battye/pods/1939/0115.pdf)

12 Certificate of Title Swan Location 1227 and being Lot 5 on Plan 3008 Vol.818 Fol 56

13 *West Australian Real Estate*, 17 Oct 1936, Page 1 - <https://trove.nla.gov.au/> Accessed 19 April 2022

14 *West Australian Building Permits*, 14 November 1936, Page 7 <https://trove.nla.gov.au/> Accessed 19 April 2022

newspaper articles between 1936-1937, despite Edwin having been recorded as retiring in 1934.¹⁵

Edwin Summerhayes established a practice in Coolgardie in 1895 before continuing a distinguished career in Perth designing, amongst other notable buildings, P898 *Christian Brothers College, Fremantle*, P484 *Claremont Council Offices and Surrounds* and P2155 *Rechabite Hall*. He was admitted as a Fellow of the Western Australian Institute of Architects and also recognised as a Fellow of the Royal Institute of British Architects.¹⁶ Edwin was joined in practice by his son Reginald in 1926, and they worked together until Edwin's retirement in 1934.¹⁷ From 1926, E Summerhayes & Son designed buildings such as P2092 *Lawson Flats*, P1672 *Christian Brothers' Agricultural School Group*, P8895 *Model Timber Home* and P492 *Coronado Hotel*. During the 1930's the firm took on a mix of commercial, industrial and residential projects and applied a number of the modernist architectural styles which were popular at the time, including Art Deco, Inter-War Functionalist, Inter-War Commercial Palazzo, Inter-War Free Classical, and Inter-War Old English.¹⁸

The Inter-War Old English architectural style was prevalent between 1915 to 1940. The style was characterised by elements of original English rural and village Tudor style buildings of the 1400 to 1600s.¹⁹ Inter-War Old English as an architectural style was an attempt to recapture an idyllic English past, a cultural movement that had previously taken place in the Federation Queen Anne style popularised by the work of Englishman Richard Shaw.²⁰

Prominent exterior features include asymmetrical massing, imitation half timbering on gabling and upper storeys, jettying of second floor balconies, oriel and bay windows and heraldic devices. All of the above design features are present on *Tudor Style Shops – Renkema Building*.

In August 1937, upon construction being completed, *Tudor Style Shops – Renkema Building*, described as the '*Santich Building*' after its owner, was the subject of an article in the *Daily News* entitled, '*Tudor Charm, New Comfort*':

Its three shops, with residential premises on the chamber floor, are unusually large — a comfort which can well be appreciated. The style of architecture adopted is Tudor. A pleasing feature is the overhanging chamber floor. It is not an innovation, as most of the buildings carried out in this style are designed in this way.....The half-timbered effect, with its pleasing contrasts, has been secured with no sacrifice of spaciousness. Outwardly, the building is true to Tudor type. Internally, it offers every modern comfort with up-to-date roominess. Wide awnings, designed in tone with the general lines, afford the necessary weather protection for

15 *The Daily News Perth*, 15 December 1934, Page 10 [15 Dec 1934 - With the Man in the Street - Trove \(nla.gov.au\)](#); Taylor, Dr John 2012 *Edwin Summerhayes EH Summerhayes for AIA (WA).pdf (taylorarchitects.com.au)*

16 Ibid

17 Ibid

18 'Institute of Architects,' *The West Australian*, 31 March 1934, p. 6; 'Wooden houses,' *The West Australian*, 11 August 1933; 'Building Revival,' *The West Australian*, 30 August 1933, p. 10; see also assessment documentation P8895 *Model Timber Home* (RHP)

19 Apperly, R., Irving, R., and Reynolds, P *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present* Angus and Robertson Australia, 1989, Page 202

20 Apperly, R., Irving, R., and Reynolds, P *Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989, p. 132, 202

the shops. The three shops and the residential sections are so arranged that the shops and flats may be occupied separately. Each of the three shops has, on the chamber floor, a self-contained flat. There is a separate entrance to each. Just as the shops are spacious and suitable for any class of business (they average nearly 27 feet long and 20 feet wide), so are the self-contained flats spacious and comfortable. With the exception of the central flat, the accommodation consists of a living room (nearly 20 feet by 15 feet six inches, with two oriel windows); a main bedroom (15 feet six inches by 10 feet six inches); spare bedroom (12 feet by 8 feet), kitchen, bathroom and lavatory, and washhouse. The central flat has an additional room. From the oriel windows, an excellent view of the surroundings is obtained. The natural lighting of the rooms is exceptionally good. Ornamental ceilings, with central and bracket lights, well equipped and spacious kitchens and modern fitments are other features. Each flat has a balcony, at the rear and ample backyard space.²¹

Whilst the majority of Perth was suffering through the Depression and associated lack of economic activity, buoyed by high land prices a bubble of booming economic conditions in Nedlands and the Western suburbs emerged. This attracted wealthy buyers who in turn commissioned housing in a range of innovative architectural styles.²²

Whilst offering every modern comfort, Postal Directories show that the three ground floor retail tenancies remained vacant until 1938. One tenant moved in to 134b in 1938, with the final two tenancies taken up the following year.²³ Records also show that the retail tenants at this time were a bootmakers, Tudor Rose tearooms and a greengrocers.²⁴

With John Santich's death in 1947 the property passed to Kate Santich, and then to Otto Victor Santich, the executor of Kate's will following her death in 1963. In 1969 when Otto died, the property passed to Josephine Travia, Lawrence Santich, Ferdinand Santich, and Ivan Santich as tenants in common. The property was purchased by Weitze Renkema on 13 June 1986.²⁵

In 1984 the retail tenancies included a florist and Tudor Rose salon. ²⁶

The property subsequently passed to Deseree and Lukas Renkema in 2018.

In 2022 the ground floor tenancies are occupied by a personal training studio, pool shop and a dance studio. The first floor residential tenancies are not currently occupied as residences.

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- 21 *The Daily News*, 27 August 1937, Page 10 [20 Aug 1937 - TUDOR CHARM, NEW COMFORT - Trove \(nla.gov.au\)](#)
- 22 2014, Palassis Architects - *City of Nedlands Municipal Inventory*, City of Nedlands Page 26 <https://www.nedlands.wa.gov.au/sites/default/files/Palassis%20Report%202014%20E2%80%93%20Municipal%20Inventory%20Review.pdf> accessed 27 April 2022
- 23 *Wise & Co, Wise's Western Australia Post Office Directory, Perth WA, 1938* [0107.pdf \(slwa.wa.gov.au\)](#)
- 24 *Wise's Western Australia Post Office Directory, Perth WA, 1939* [0115.pdf \(slwa.wa.gov.au\)](#)
- 25 Certificate of Title Swan Location 1227 and being Lot 5 on Plan 3008 Vol.818 Fol 56; Certificate of Title Portion of Swan Location 1227 being Lot 5 on Plan 3008 on Plan Vol: 1730 Fol: 429; Certificate of Title Lot 5 on Plan 3008 Vol: 1736 Fol: 940
- 26 Photograph, The Santich Buildings, 134 Stirling Highway (corner of Doonan Road), Nedlands, August 1984. [slwa_b3663234_1](#)

13.2 PHYSICAL EVIDENCE

Tudor Style Shops – Renkema Building is a two-storey commercial (originally mixed commercial/residential) building constructed in 1936 in the Inter-War Old English architectural style. The building was constructed in brick and tile, with imitation half-timbering to the main first floor facades, oriel windows and a steep roof. The place occupies a highly visible, high traffic corner of Stirling Highway and Doonan Rd in Nedlands, surrounded by low-lying commercial buildings.

Setting

Tudor Style Shops – Renkema Building is located on the south-western corner of Stirling Highway and Doonan Road, Nedlands. This section of Stirling Highway has a primarily commercial character, but also includes residential units on the site immediately east of *Tudor Style Shops – Renkema Building* (with dense planting along the Stirling Highway frontage) and the *Peace Memorial Rose Gardens* to the east of that. The adjacent section of Doonan Road has a mixture of detached and semi-detached, single residences, including both inter-war housing and modern developments.

Within the immediate vicinity the majority of the buildings date from the post 1960 period.

Grounds

Tudor Style Shops – Renkema Building is built up to the street boundary on the northern side (including the verandah) and on the western side (where the verandah extends over the footpath). Along the eastern boundary a small setback accommodates an access walkway. At the rear there is vehicular access off Doonan Street which leads to an open carpark (measuring approximately 20 x 24m) on the southern half of the block. The street slopes down to the south, and the carpark has been levelled with a retaining wall along the western boundary.

Between the carpark and building, the land has been developed with three yards. Along the Doonan Street frontage a high painted brick wall defines the western side of the yard to a rear unit (designated as 134E). An imitation 'sandstone block' fence defines the eastern side of this yard, while the other dividing fence is of pre-painted steel sheeting.

There is no soft landscaping.

Exterior

Tudor Style Shops – Renkema Building was designed in the Inter-War Old English style, and displays several key characteristics of this style including textured brick, imitation half-timbering to the upper storey, oriel windows, a steep tiled roof, decorative chimneys and picturesque massing. These details were applied to the north elevation and the front half of the east and west elevations, with contrasting, functional detailing to the rear.

The plan form is irregular as the northern elevation extends at an oblique (approximately 113°) angle from the west elevation, reflecting the shape of the block. This irregular form is further emphasised by a short rake across the north-east and north-west corners.

At ground floor level the shop-fronts (designated as 134A, 134B and 134C, moving east to west) feature striated, autumn-toned brick to the main walls, with rock-faced

bricks under the windows. Projecting smooth-faced, red bullnose brick sills provide a further degree of textural contrast. An analysis of the physical evidence and a 1937 photograph²⁷ indicates that the sills of the shopfront to 134C were originally slightly lower than the other sills, but that this difference has been increased by lowering the sills and installing larger windows. The other openings appear to be intact, with original framing to 134A. Evidence also remains of original textured glass highlights over some of the windows and doors.

What appear to be original double doors remain intact to shop 134C, with a high level cross frame separating two panes of glass to each leaf, brass door plates with D-handles to each leaf, and a letter slot fitted to the bottom of the eastern leaf. Similar double doors remain to 134B, but with modern glazing and no remaining handles (with evidence of the former location of a plate on the eastern leaf only). The door to 134A has been covered over, with access to these premises now via the rear of the property.

The shopfronts are shaded by a raked verandah which returns partway along the Doonan Road frontage. This matches the form of the verandah shown on the 1937 photograph, but the original appears to have been cantilevered, with the posts being a later addition.

The first floor to the north elevation and approximately 7-8m of the east and west elevations have been finished with imitation half-timbering. This features robust timber framing that presents as narrow vertical panels, with diagonal bracing and with prominent bolts at the intersections between the members. The recessed panels are rendered and painted white, contrasting with the charcoal grey paintwork to the 'half-timbering' and window joinery. The picturesque quality is further emphasised by robust timber brackets to the window sills and projecting imitation beams along the bottom plate.

Three oriel windows are boxed out across the northern elevation, with a further oriel at each of the raked corners. These define a generally symmetrical main façade, which also features a tall central gable, flanked by decorative face-brick chimneys, and smaller gables to the raked corners. The windows are grouped casements, with five sashes to the central window and three to each of the others. The casement windows set in the gables are shaded by raked awnings clad with terracotta slates. The other two sets of casement windows are shaded by raked awnings projecting as a continuation of the main roofline. In addition to the above there is a single double-hung window to the 'half-timbered' section of the east elevation and two double-hung windows to the west.

Around the base of the central roof gable, wall mounted letters spell out the words "RENKEMA" and "BUILDING", and the date "1937". Early descriptions referred to the place as the Santich Buildings,²⁸ which suggests that the word Renkema is a later alteration.

The steeply pitched, gable-hipped, tiled roof is the other prominent element of the main facades. The eaves overhangs are battened, with exposed rafters. The autumn-toned tiles were replaced with black clay tiles in June 2022.

²⁷ *Daily News* 20 August 1937 p 10 (<https://trove.nla.gov.au/newspaper/article/83582378>)

²⁸ *ibid.*

Along the southern half of the side elevations and at the rear, the detailing is largely functional. The first floor of the eastern elevation retains the original flush-faced, autumn-toned brick finish, a contrasting rendered lintel over a double hung window, and a projecting bull-nosed window sill (ground floor area not accessed). There is similar detailing to the eastern elevation but, with the exception of the window sills, the original face-brickwork has been painted. At ground floor level this elevation includes a single double hung window with security bars and a single door shaded by a later curved hood.

At the rear, the original balconies have been enclosed, the one on either end with flush panel sheeting and the other with weatherboards. However, the form and extent of the balconies can still be readily understood. At ground floor level each of the three premises originally had a small brick and tile room projecting out beyond the balcony, and extending partway across the width of each yard. At some stage in 1989-1995 the rear of the western premises was redeveloped with a new single storey brick addition across the full width of the yard. Skillion roofed porches now abut the projecting wings to the other premises.

Interior

The interior of the place was not inspected. However, the main Stirling Highway frontage continues to be occupied by three separate shops. At the time of construction these retail spaces were described as averaging approximately 8.2 x 6m.²⁹ The first floor was originally laid out as three flats, two of which were described as having a living room, 2 bedrooms, kitchen, bathroom, toilet, washhouse and rear balcony, while the third (central) flat included an extra room.³⁰ Based on the physical location of the chimneys each of the flats included a fireplace to the living room.

It is likely that most of the original rooms of the flats can still be identified from an analysis of the 1937 description and the surviving physical evidence. It has not been determined to what degree original internal finishes (including 'ornamental ceilings') may have survived. Residential use of these spaces appears to have been discontinued and signage suggests that at least some of the former flats are now occupied as separate commercial premises.

13.3 COMPARATIVE INFORMATION

Principal Australian Historic Theme(s)

- 4.1.2 Making Suburbs
- 4.1.3 Learning to live with property booms and busts

Heritage Council of Western Australia Theme(s)

- 104 Land allocation & subdivision
- 106 Domestic Activities
- 108 Commercial & service industries
- 504 Depression and boom

²⁹ ibid.

³⁰ ibid.

Comparative Analysis

Inter-War Old English Architectural Style

The Inter-War Old English architectural style was prevalent in Western Australia between 1915 to 1940, characterised by elements of English Tudor village style buildings of the 1400 to 1600s.

A search of the Historic Heritage database indicates that there are 60 entries for places constructed in the Inter-War Old English style. Of these, 17 have been entered in the State Register of Heritage Places. The following are the most comparable to *Tudor Style Shops - Renkema Building* as they use the architectural style to their advantage as landmarks in their surroundings and have a commercial use.

- P1998 *London Court* (RHP) – Designed in 1937 as a commercial and residential complex in the Inter-War Old English style in the Perth CBD, the place is still used as a shopping mall. The place is considered a landmark and fine example of the style with largely intact interiors.
- P092 *Ye Olde Narrogin Inne* (RHP) – Originally built in 1856 with additions in 1937; the place occupies a landmark position on the intersection of two main roads; Albany Highway and South Western Highway. Highly visible due to the stylistic details of the Inter-War Old English style, the place is used for commercial purposes. The interiors have been significantly modified.
- P16215 *Quindanning Hotel [Ye Olde Quindanning Inne]* – Originally constructed in 1908 with significant alterations in 1925 this single-storey hotel in the Inter-War Old English style occupies a highly visible location on the Pinjarra-Williams Road, Quindanning. The place is used for commercial purposes, including hotel accommodation.
- P428 *Caves House Group* (RHP) – Constructed between 1938-39 the place is a very fine and substantial example of the Inter-War Old English style; some elements being derivative of the Arts and Craft movement and Art Deco style. The place is a tourist landmark and traditionally a honeymoon destination still run commercially as a hotel.

Summerhayes and Son

Edwin Summerhayes, a notable Western Australian architect, began his career in Coolgardie in 1895. He then progressed to designed homes in Perth and the regions in a wide variety of styles including Federation Queen Anne, Art Deco, Inter-War Functionalist, Inter-War Commercial Palazzo, Inter-War Free Classical, and Inter-War Old English. He was joined in practice by his son Reginald in 1926 and they worked together in the firm E Summerhayes and Son until Edwin's retirement in 1934.

A search of the Historic Heritage database for places associated with the Summerhayes returns a total of 59 places, of which 25 are entered in the State Register. The following places demonstrate the breadth of architectural styles and building types designed by Edwin Summerhayes, or Summerhayes and Sons:

- P24857 *House, 2 Hill Terrace, Mosman Park* (RHP) – Designed in 1934, the place is a substantial, rare and intact example of a residence built in the Inter-War Old English style.
- P3682 *Pine Lodge* (RHP) – A Cottesloe residence designed by Edwin Summerhayes, constructed in 1909. The place is a fine example of a single storey Federation Queen Anne style residence designed for William Zimpel, a prominent furniture merchant and manufacturer and is a prominent fine example of the style.
- P1355 *Kobeelya* (RHP) - Built between 1902 and 1960 Kobeelya is a substantial two storey residence in the Federation Queen Anne style in Katanning. The place comprises a house, coach house and chapel built for the Piesse family. Much of the original interior detailing remains.
- P2092 *Lawson Flats* (RHP) – Constructed in 1937 in the Inter-War Commercial Palazzo style the place is an inner-city landmark and is a grand example of the style in good condition.
- P2007 *Harper's Buildings* (RHP) - Constructed between 1937 and 1948 this retail building was designed in the Inter-War Functionalist Style and along with *Tudor Style Shops - Renkema Building* is one of the later structures to be attributed to Edwin Summerhayes after his official retirement.

Inter-War Period Architectural Styles in Western Australia

The Inter-War period in Western Australia produced a number of disparate architectural styles which all appeared in response to the same set of economic and social conditions. Architects and moneyed owners, buoyed by post WWI optimism, designed new builds in different styles with many located in the affluent Western suburbs. These builds included mock styles imitating the architecture of times and places past, such as Inter-War Beaux Arts, Georgian Revival, Gothic, Mediterranean and Spanish Mission. Other styles included Functionalism and Art Deco.

A search of the Historic Heritage database indicates that there are 145 places constructed in Inter-War architectural styles entered in the State Register of Heritage Places. The following are comparable to *Tudor Style Shops - Renkema Building* as they have a commercial or residential function, are a fine example of their style, or use the architectural style to their advantage as landmarks.

- P3964 *Nedlands Tennis Club* (RHP) (1932; 1938; 1978; 1995/96) – A fine example of the Inter-War Functionalist style designed by Harold Krantz.
- P9187 *Attunga Flats* (RHP) – Built in 1937 the set of flats is a representative example of the Inter-War Art Deco Style in a highly visible location with largely intact interiors.
- P3545 *Park Avenue Building, University of Western Australia* (RHP) (1923-1925) - a rare example in Western Australia, of the Inter-War Georgian Revival style for institutional use.
- P4620 *Nedlands Post Office* (RHP) - Constructed in 1934 and 1952 the place is a restrained Inter-War Mediterranean style with a commercial function.

- P1832 *Captain Stirling Hotel, Nedlands* (RHP) – Built in 1935 in the Inter-War Spanish Mission style the place is a fine and rare example of this style occupying a landmark position along Stirling Highway.
- P1998 *London Court* (RHP) – See above.

Conclusion

Tudor Style Shops - Renkema Building is, externally, a fairly intact example of an Inter-War Old English style building, and has some rarity value as an example of the style applied to a place originally designed with both commercial and residential functions. The place is also a visually notable example, occupying a landmark location on Stirling Highway, and a relatively good example of an Inter-War architectural style reflecting the optimism at this time.

13. 4 KEY REFERENCES

13. 5 FURTHER RESEARCH
