



**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)

- 3.5 Developing primary production
- 3.8.6 Building and maintaining railways
- 3.19 Marketing and retailing
- 3.22 Lodging people
- 4.5 Making settlements to serve rural Australia

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 202 Rail & light rail transport
- 301 Grazing & pastoralism & dairying
- 302 Rural industry & market gardening
- 308 Commercial & service industries
- 603 Local heroes and battlers
- 606 Famous & infamous people
- 701 Other - Women

11.1 AESTHETIC VALUE*

Butterick's Buildings, Wagin is an outstanding example of the Federation Anglo-Dutch style and the rhythmic façade of the building contributes to a substantial streetscape in Wagin. (Criterion 1.3)

Butterick's Buildings, Wagin is a substantial contributor to and an integral part of the streetscape of the Wagin business district and is part of a precinct with nearby buildings of similar period and design, in particular the two-storey National Bank on the adjoining site, the single-storey Piesse building on Tudhoe Street

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

and the *Federal Hotel* that truncates the T-intersection of Tudor and Tudhoe streets. (Criterion 1.3)

11.2 HISTORIC VALUE

Butterick's Buildings, Wagin was constructed in 1906, during a period of rapid growth and development in Wagin as towns along the Great Southern railway line flourished during the agricultural expansion of 1900 to 1914. (Criteria 1.1 & 1.2)

Butterick's Buildings, Wagin was one of a considerable number of commercial buildings erected in Wagin in the early 1900s. The substantial nature of the structure and the ornamental detailing of the facade contributed to, and reflected, the vibrancy of the town at that time. (Criterion 1.2)

Butterick's Buildings, Wagin is closely associated with Charles Austin Piesse who, with other members of his family, was prominent in the development of Wagin and the surrounding districts for many years, and was active in public affairs both locally as President of the Road Board, member of the School Board and Mayor of Wagin, and at State level as a Member of Parliament for twenty years from 1894 to 1914. (Criterion 1.3)

Butterick's Buildings, Wagin was designed by prominent Perth architect Edwin Summerhayes, who had a long standing professional relationship with the Piesse family, and is a rare, possibly unique, example of his use of the Anglo-Dutch style. (Criterion 1.3)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Butterick's Buildings, Wagin is highly valued by the community of Wagin and surrounding area for the important and ongoing role it has played in the provision of retail services in the district and its contribution to the social aspect of the town centre. (Criterion 4.1)

Butterick's Buildings, Wagin contributes significantly to the local community's sense of place, being a dominant feature of the Wagin town centre. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

Butterick's Buildings is a rare, and possibly unique, example of a building designed by prominent Perth architect Edwin Summerhayes, in the Anglo-Dutch style.

12.2 REPRESENTATIVENESS

Butterick's Buildings, Wagin is representative of a substantial commercial building in a rural town, emphasising the importance of Wagin at the time of its construction. (Criterion 6.1)

Butterick's Buildings, Wagin is an excellent example of Federation Anglo-Dutch style. (Criterion 6.1)

12.3 CONDITION

Butterick's Buildings, Wagin is in fair condition having been in constant use since construction.

12.4 INTEGRITY

The original intention of retail and commercial functions are intact. While the upper floor office accommodation has been converted to residential use this does not preclude the original use. *Butterick's Buildings, Wagin* retains a high degree of integrity.

12.5 AUTHENTICITY

Butterick's Buildings, Wagin has a moderate degree of authenticity. The removal of the front verandah, alterations to shop tenancies, the upstairs conversions to residential units, and storeroom extensions at the rear, have impacted on the original fabric.

In 2007, *Butterick's Buildings, Wagin* is used for retail functions at ground floor, and residential units on the first floor.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Irene Sauman, Historian and Laura Gray, Heritage and Conservation Consultant, in October 2007, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Butterick's Buildings, Wagin is a double-storey stone, brick and iron commercial building constructed in 1906 to a design by architect Edwin Summerhayes in the Federation Anglo-Dutch style.

The Great Southern Railway was constructed by Anthony Horden's West Australian Land Company and was officially opened on 1 June 1889. The halfway point between Perth and Albany was at Wagin, originally known as Wagin Lake, where a small townsite was located on Company land comprising a railway station, a branch of F. and C. Piesse's store and the Wagin Hotel.¹ In 1893, the population of Wagin was given as 150, and tenders were called that year for a police station, but it was not until 1898, when the Government purchased the Great Southern line and associated lands that development along the line increased dramatically.²

Wagin was officially declared a town on 10 May 1898 and railway running sheds were built, with railway employees boosting the town's population. Several new businesses, including a butcher and blacksmith were established, and settlers from Victoria and South Australia, as well as from the Goldfields, began to arrive to take up farmland. They were encouraged by the proximity of the rail line, the conditions of the Homesteads Act and funding made available through the Agricultural Bank, which allowed the employment of contractors for clearing the land.³

¹ Gunzberg, Adrian & Austin, Jeff, *Rails Through the Bush*, Light Railway Research Society of Australia, Melbourne, 1997, p. 206; Pederick, M. J., *The Emu's Watering Place: A Brief History of the Wagin District*, Shire of Wagin, 1979, pp. 9-10.

² *Yearbook of Western Australia*, 1897, p. 69; Glynn, Sean, *Government Policy and Agricultural Development: A study of the role of government in the development of the Western Australian wheat belt, 1900-1930*, UWA Press, 1975 pp. 71-73; Appleyard, R. T. 'Western Australia: Economic and demographic growth, 1850-1914', in Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 227-33.

³ Glynn, Sean, op cit; Bardwell, H., 'The early history of Wagin', typescript, [196-?], pp. 11-13.

In 1903, the acquisition of land in Wagin was described as 'undeniably a safe investment', with the place 'bound to go ahead beyond all general expectation'.⁴ Agricultural expansion was supplemented for several years from 1904 by the activities of the mallet bark stripping industry, and these developments were reflected in the growth of the town. Between December 1904 and March 1905, for example, there was a continuous stream of new constructions in the business area. Architect H. J. Prockter called tenders for a terrace of shops and for brick business and residential premises; architect J. H. Allen called tenders for a store; F. W. Burwell was looking for someone to build a hotel; Northam architect C. H. Whiteford advertised for tenders for business premises; and, a store was under construction for architects J. Gardiner & Co.⁵ In October 1905 it was reported that:

Daily there are fresh evidences of the manner in which Wagin is progressing. As an example it is only necessary to state that at the present time there are about twenty buildings in course of erection.⁶

In 1906, Wagin was declared a municipality and more development was planned in the form of a flour mill and a town water scheme, while £10,000 worth of new buildings were under construction providing 'a sufficient guarantee of the faith which local investors have in the future of both the town and district'.⁷

Among the buildings being erected in 1906 was *Butterick's Buildings, Wagin*, one of two business premises under construction for Charles Piesse, local businessman and Member of Parliament. Charles Austin Piesse was the second son of William R. Piesse and was born at Northam in 1855. He worked in the pearling industry at Shark Bay in the early 1870s and then farmed for a number of years before moving to establish a store at Williams in 1880, forming the partnership of F. & C. Piesse with his older brother Frederick. A second store was soon established at Arthur River. Their stores successfully dealt in kangaroo skins and sandalwood as well as general merchant goods. The brothers were active in the local Road Board, and donated land for St Peter's Church at Arthur River. With the prospect of the Great Southern line following the route of the Perth-Albany Road they enlarged their business premises at Williams and Arthur River, only to have that investment wasted when the railway went by a different route.⁸

In about 1889, the brothers established stores on the Great Southern line at Narrogin, Katanning and Wagin, soon selling the Narrogin store and concentrating on the other two, with Frederick taking over at Katanning and Charles at Wagin. The business expanded into agricultural, horticultural and pastoral development, and included a flourmill at Katanning. Both brothers established extensive farming properties in their respective districts and both were elected to parliament, with Charles elected in 1894 as MLC for the South East Province, a position he held for twenty years until his death. In 1895, six town lots, including Lots T24 and T23, were acquired on the corner of Tudhoe and Tudor streets in the Wagin business centre, and the two-storey business

4 *Morning Herald*, 6 June 1903, p. 2.

5 *West Australian Mining, Building and Engineering Journal*, 10 & 17 December 1904 and 25 February & 12 March 1905.

6 *The Southern Argus*, 28 October 1905, p. 2.

7 *The Southern Argus*, 19 May 1906, p. 2.

8 *Twentieth Century Impressions of Western Australia*, Facsimile of 1901 edition, Perth, Hesperian Press, 2000, pp. 432-36 & 730-36; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, p. 2490.

premises were built there sometime in the second half of the 1890s on Lot T24. In 1898, a business was opened in Perth to deal with produce from the rural stores. By 1901, F. & C. Piesse employed a staff of around 100.⁹

Around 1903, the partnership of F. & C. Piesse was dissolved and the Wagin businesses became C. A. Piesse & Sons. Charles Piesse was a member of the Wagin School Board and president of the Wagin-Arthur Road Board. He donated land for St George's Church, Wagin and was active in church affairs. In 1906 he was elected unopposed as the first Mayor of Wagin.¹⁰

Piesse had engaged architect Edwin Summerhayes to design *Butterick's Buildings, Wagin*, which consisted of shops and offices and was located on Wagin Lot T23 and part of T24, adjacent to Piesse's existing two-storey premise and with a frontage to Tudor Street. A contract for the construction was awarded to J. H. Brown in February 1906. A few months later, in May, Summerhayes advertised for tenders for 'extensive additions to premises for C. A. Piesse', which involved the construction of the single-storey shop building on the Tudhoe Street side of Piesse's two-storey corner premise. The builders for this work were Brigdal & Wilkinson.¹¹

The two buildings in Wagin were constructed concurrently. The stamped metal linings to the internal walls and ceilings of *Butterick's Buildings, Wagin*, as detailed in the physical evidence, were likely supplied by Splatt, Wall & Co of Pier Street, Perth, who were advertising in early 1906 that they were 'now in a position to make prompt deliveries of metal ceilings and metal side walls'.¹²

On 4 August 1906, it was reported that:

The buildings now nearing completion for Messrs. C. A. Piesse and Sons are probably the most substantial and up-to-date in any provincial town in the State...the gentleman responsible for seeing that the Architects ideas are carried out to perfection is Mr D. Paul.¹³

On 18 August, Devine's News Agency and Sporting Divan, incorporating a large lending library, ammunition stock and bicycle department, advertised that it had just moved into Piesse's buildings, and a c.1907 photograph shows that the business was occupying the two shops at the east end of *Butterick's Buildings, Wagin*.¹⁴ Alf Temby & Co advertised a 'huge eye-opening sale' in their cash clothing & boot store on Tudhoe Street, directly opposite the Post Office and stressed that shoppers should note the address, while William Hatty, general merchant and importer, advertised his premises as opposite the railway station, also asking customers to 'take particular note of the name and address'.¹⁵ These location descriptions indicate that Alf Temby was in the single storey Piesse premises and William Hatty was in *Butterick's Buildings, Wagin* on Tudor Street.¹⁶

9 *Twentieth Century Impressions of Western Australia*, op cit, pp. 432-36 & 730-36; Erickson, Rica, op cit, p. 2490.

10 Erickson, Rica, op cit, pp. 2490-91.

11 Certificates of Title, Vol. 69 Fol. 14, 19 December 1895, Vol. 405 Fol. 59 & 26 September 1907; *West Australian Mining, Building and Engineering Journal*, 27 January 1906, p. 22, 10 February 1906, p. 19, 12 May 1906, p. 24 & 26 May 1906, p. 20.

12 *The Southern Argus*, 17 March 1906, p. 2.

13 *The Southern Argus*, 4 August 1906, p. 2.

14 *The Southern Argus*, 18 August 1906, p. 3; Batty online image 013447D.

15 *The Southern Argus*, 18 August 1906, pp. 2-4.

16 *The Southern Argus*, 18 August 1906, p. 2.

Another tenant was jeweller, L. E. Holtzmann, but it is not known which building he occupied, and nor are street addresses given at any time in the Post Office Directory entries for the town. *Butterick's Buildings, Wagin* also housed a butcher shop, while businesses not requiring a shop-front occupied the offices on the upper floor and would have included occupations such as solicitor, land agent, accountant, tailor and dressmaker, practitioners of which were resident in the town.¹⁷

By 1908, the population of the district had reached 3,000. A photograph in the 1909 publication, *The Official Guide to Western Australia*, shows the two-storey *Butterick's Buildings, Wagin* dominating the streetscape between the original single-storey National Bank and C. A. Piesse & Son's corner premise.¹⁸ Charles Piesse retired from business in 1910, but continued to hold his parliamentary seat. He died in 1914, aged 59, leaving his business interests to his three sons by his first wife, Martha Chipper.¹⁹

John (Jack) Butterick, after whom *Butterick's Buildings, Wagin* is named, is first listed in the Post Office Directory for Wagin as a hairdresser and tobacconist in 1909. It is not known where he had his shop at that time, but in 1912 he had a shop building constructed on Tudhoe Street, west of Piesse's buildings. It is presumed that he occupied at least one of the two shop spaces in his building.²⁰ In 1923, Jack Butterick purchased *Butterick's Buildings, Wagin*. The title records him as newsagent and bookseller at this time, and in the Post Office Directory his occupation is given simply as 'store'.²¹ Jack Butterick served on the Wagin Municipal Council from 1927 to 1946 and his wife was briefly vice-president of the local RSL branch. Their son Frank is listed on the town's World War II Roll of Honour.²²

Shops are central to the life of almost every town and city in Australia, and while hotels are generally considered a major social venue in rural communities, they were largely the provinces of men up to the 1960s. A woman's social centre was the local shops, where she was known and where she received personal service from the shopkeepers, caught up on the latest local news and met other customers, who were her neighbours and friends. Retailers went to great lengths to cultivate the female shopper. From the early 20th century many stores produced elaborate displays of fashion items. They lavished attention on their women customers and displayed goods to appeal to feminine fantasies. As a general rule, women were thought to be more likely to linger in a shop and browse, while men were inclined to make quick forays.²³

Although there is no specific early evidence of the shops in *Butterick's Buildings, Wagin* being associated with female shop assistants or female shop owners, women have been generally predominant in that occupation since World War I,

17 *The Southern Argus*, 18 August 1906, p. 2; *Wise's Post Office Directory*, 1906-10; Aris, Kelly & Ball, Julia, *Shire of Wagin Municipal Heritage Inventory*, 1997, site no. 11.

18 *The Official Guide to Western Australia*, E. S. Wigg & Son, Perth, 1909, p. 241.

19 Erickson, Rica, op cit, pp. 2490-2491.

20 *Wise's Post Office Directory*, 1906-10; Aris, Kelly & Ball, Julia, op cit, site no. 10, Butterick's Building, Tudhoe Street.

21 Certificate of Title for Lot 1 on Diagram 6143, Vol. 834 Fol. 85, 29 June 1923.

22 HCWA Backlog Review Form for Butterick's Building.

23 Webber, Kimberley & Hoskins, Ian with Joy McCann, *What's In Store? a history of retailing in Australia*, Powerhouse Publishing, Sydney, in association with the NSW Heritage Office, 2003, pp. 17-25; McCann, Joy, *A Lot in Store: celebrating our shopping heritage*, NSW Heritage Office, 2002, pp. 9-20.

partly because it was considered suitable employment if they had to work and also because they could be paid less than their male counterparts.

In *Butterick's Buildings, Wagin*, as for most shop buildings, the moveable fittings in the shops have been replaced over time with modern fixtures and the exterior is generally all that remains of the original form.²⁴

Shop fronts... contribute to the distinctive feel of a street, marking the ebb and flow of the town's fortunes and fashions and providing shoppers with familiar landmarks and a sense of the past.²⁵

Jack Butterick owned *Butterick's Buildings, Wagin* until 1955, when another Wagin businessman acquired the place, garage proprietor Allen Corbett Ball.²⁶ In the mid-1960s, when there was a greater demand in Wagin for residential accommodation and a lesser demand for office space, the first floor was converted to flats.²⁷ Other Ball family members owned *Butterick's Buildings, Wagin* between 1970 and 1974, while later owners have been Wagin business proprietors Conrad and Thelma Douglas (1974-79) and Edward Heslop (1979-87); John and Lindsay Green, Roleystone (1987-88); Toni Frank, Stoneville (1988-94); and, Phillip Sprigg, Wagin (1994-2002).²⁸

Butterick's Buildings, Wagin was entered on the Shire of Wagin Municipal Heritage Inventory in 1997 with a recommendation for entry on the State Register.²⁹

In 2002, current owner Victor Farrant purchased *Butterick's Buildings, Wagin* with the intention of restoring the place. He renovated the first floor facilities and new tenants occupied the shops, including a takeaway food business, hairdresser and costume hire, video store and printing and production shop. The existing laundromat in the western-most shop space was taken over by a new manager, while Vic Farrant ran his maintenance and DJ service from the building.³⁰

In 2007, the laundromat, takeaway food and hairdressing businesses continue to be run from the three shops at the west end, while the combined shops at the east end house a gift shop. Owner, Vic Farrant occupies one of the units on the upper floor and the rest are rented out.

13.2 PHYSICAL EVIDENCE

Butterick's Buildings, Wagin, a double-storey stone and brick, and corrugated iron building in the Federation Anglo-Dutch style.

Located on the north side of Tudor Street, in the Wagin townsite, between Tudhoe and Tavistock streets, *Butterick's Buildings, Wagin* is opposite the railway reserve and the former Wagin Railway Station, between the National Bank and a supermarket on the corner of Tudhoe Street, and bounded by the Piesse warehouse and Bank Place at the rear. The site is flat.

24 Webber, Kimberley & Hoskins, Ian with Joy McCann, *What's In Store?*, op cit, pp. 17-25; McCann, Joy, *A Lot in Store: celebrating our shopping heritage*, NSW Heritage Office, 2002, pp. 9-20.

25 McCann, Joy, *A Lot in Store*, op cit, p. 20.

26 Certificate of Title for Lot 1 on Diagram 6143, Vol. 834 Fol. 85, 5 December 1955.

27 Information courtesy historian Robin Chinnery from telephone conversations she had with Robin Dunham (nee Ball), October-November 2005.

28 Certificates of Title, Vol. 834 Fol. 85, 2 February 1970, 20 March 1974 & 23 May 1979; Vol. 1755 Fol. 633, 11 February 1987, 4 May 1988, 9 September 1994 & 24 July 2002.

29 Aris, Kelly & Ball, Julia, op cit, site 11.

30 Certificate of Title, Vol. 1755 Fol. 633, 24 July 2002; *Wagin Argus*, 17 October 2002, p. 3 (inside pages incorrectly dated 10 October).

The frontage of *Butterick's Buildings, Wagin* is asymmetrical, and occupies the entire width of the site with the exception of a right-of-way on the west side. The front of the building is at zero setback onto the pedestrian pavement. The front facade of *Butterick's Buildings, Wagin* displays some characteristics of the Federation Anglo-Dutch style. The classical formality makes an impressive contribution to the streetscape. The parapeted frontage shows six distinctive bays with different pediment details above a deep moulded cornice. Alternating between Italianate balusters, the parapet features a stucco spire on the west end together with substantial pediments along the frontage and wrapping the east corner. The parapet is stepped, detailed with deep mouldings, floral stucco, decorative brackets, recessed semi circular detail in the base of the pediment, and short spires flanking the moulded central apex pediment. Between the matching pediments on the front façade, vertically aligned with the arched entry at ground floor level, is a different style pediment, with a curved detail to a small apex pediment. The pediment bays protrude from the intervening bays, which are slightly recessed.

Butterick's Buildings, Wagin is a double-storey stone and brick construction with a hipped corrugated iron roof. From a ground level view, it seems that the roof may be a double hip, or a hip across the front and skillion across the rear of the two-storey roof. The random coursed face stonework retains remnants of the original white line pointing throughout. The face brick quoining to corners and openings dominates the front wall due to the frequency and regularity of the openings on the first floor. All six bays across the front, with the exception of the access bay, have two deeply recessed sets of French doors on the upper level, with fanlights above each bay. The French doors open out, and there are wrought iron balustrades preventing access from the building onto the suspended canopy that replaced the verandah. Each of the six bays relates to a shop front at ground level, except for one bay that is the entry opening. The two shop fronts on the east side of the entry opening are mirror image with the recessed truncated entry doors to the centre. The two shops west of the entry are also mirror image with doors to the centre. However the detail varies slightly in that although truncated recessed entries, there is a small window display truncation about the central dividing wall between the shops. The western-most shop frontage is a one off with a recessed truncated entry on the extreme west end of the frontage. The shop fronts are separated by rendered columns. The shopfront glazing sits on a rendered dado with moulded timber framework detailing the glazing. Fixed highlight windows are detailed in a vertical configuration with remnants of colour glazing apparent. The highlight glazing on the three shops at the west end of the frontage have been painted over.

The entry is clearly delineated on the frontage by the vertically aligned parapet, and protruding bay with a single French door opening on the first floor, and an arched opening and deep recessed double door access at ground floor level. The recessed entry is framed by a wrought iron gate intervention. The original black and white diamond check tessellated tile floor remains. The original substantial panelled front doors remain insitu within a moulded arched opening. The entry has a pressed metal soffit. The suspended canopy 'verandah' is a later addition after the removal of the original double storey verandah. The canopy has a strip metal soffit, and painted sheet steel fascia edging.

The rear elevation shows predominantly single storey skillion additions constructed at varying periods after the original building. The east end rear store is face stone and brick quoining detailed as for the main two-storey building, while the adjacent store has a rear wall of stone with brick quoining, and other walls in

stretcher brick construction. All other stores at the rear are brick construction except at the rear of the Laundromat, where there is a freestanding sea container. Original windows along the first floor of the rear wall are double hung timber framed sashes. Most of the lower sashes have been boarded over. The position of the stairwell is indicated by an arched window with three paned fixed glass windows in a vertical format. Windows on the ground floor extensions are various ranging from a double hung timber framed sash with vertical steel security grille at the north end and timber framed hoppers adjacent, also with vertical steel security grilles, with the remainder mostly aluminium framed sliding glass windows.

Butterick's Buildings, Wagin forms a rectangular footprint with the various rear extensions. The ground floor comprises five shops and an entry that accesses the rear of the site and the first floor. The entry is asymmetrical to the front of the building, with two shops on the east side and three shops on the west side. Each shop comprises the public area, and a separate room behind. Extensions along the rear of the building have provided another room behind each of the two east end shops and the central shop has two rooms and a small ablution facility associated at the rear. The staircase is located central in the entry corridor, returning on the rear wall to open into a centrally located lobby on the first floor. The first floor lobby extends to the front of the building, although it is partitioned off, and wide passages extend through the centre of the building in both directions, accessing accommodation rooms each side. The accommodation rooms have been converted into units, combining one or more original rooms. The installation of partitions, kitchens and bathrooms altogether form five self-contained units. Unit 1, occupied by the building owner, was the only accessible unit at the time of inspection.

The Laundromat and takeaway food store were the only shops accessible at the time of inspection. The ground floor shops display a variety of interventions to the original fabric. The shop fronts seem to be mostly original. On the interior, the west end shop walls are tiled in white glazed ceramics in a stretcher bond pattern to approximately 2 metres high, and Laundromat washing machines and driers have been installed. The next shop is a takeaway food store with a servery and a doorway opening where the wall was originally located. The kitchen walls and floor have been tiled. The next shop was inaccessible but it was possible to see that the wall between the shop and the rear room had been removed leaving nib remainders. Although the two east-side shops were accessed, no inspection was permitted by the lessee. The wall dividing the two shops has been mostly removed and a flat arched opening is in place. The walls between each shop front space and rear room have also been removed. All the shops have concrete floors, hard plaster walls, remnants of pressed metal ceilings and some suspended ceilings.

The first floor area has timber floors, hard plaster walls, and the original decorative pressed metal ceilings and decorative cornices. Suspended ceilings are in place in most rooms in unit one and possibly other rooms. The original hard plaster walls are unadorned except on the staircase and main corridor where the original pressed metal art nouveau patterned dado remains in situ. The ground floor walls have had other dado linings fitted in intervening years, but that material has deteriorated due to severe rising damp. The return staircase and first floor landing have turned jarrah balustrades and solid jarrah newel posts. The staircase has a pressed metal soffit except where it is enclosed to form a storage area on the ground floor. The first floor landing is delineated by moulded arched openings in all directions.

A steel framed and metal clad shed at the rear of the site, and brick ablution facility, are of no heritage significance.

Overall the building is in fair condition having been in constant use since construction.

13.3 COMPARATIVE INFORMATION

Edwin Summerhayes

Edwin Summerhayes migrated to Victoria with his father in 1884 at age sixteen. He was first articled to James Hill in Adelaide, before completing his studies under William Pitt in Melbourne. Summerhayes moved from Melbourne to Coolgardie in 1894,³¹ developing a lucrative practice and designing a number of buildings: Coolgardie Turkish Baths, Jewish Synagogue, Presbyterian Church, Mechanics Institute, and the Coolgardie Exhibition Building.³² In 1896 he purchased land in Bernard Street, Claremont, and constructed a house where his son, Reginald, was born in February 1897.³³ As Coolgardie declined, Edwin Summerhayes spent increasing time in Perth. He won the contract to design offices for Claremont Town Council and the foundation stone was laid in March 1899.³⁴ He built a second home, also in Bernard Street, in 1904 along with two investment houses.³⁵ In 1909, he designed *Pine Lodge* in Cottesloe, a single-storey Federation Queen Anne style residence, for furniture manufacturer William Zimpel.

During this time, Summerhayes was executing work for members of the influential Piesse family: a store for F. & C. Piesse in Katanning was designed in 1901.³⁶ This brick structure with stucco detailing is of similar scale to *Butterick's Buildings, Wagin*, but has a much more restrained and dignified façade, befitting the headquarters of the firm. Also, in 1902, an imposing house, Kobeelya, was completed for the Hon. F. H. Piesse overlooking the town of Katanning. Summerhayes also designed two houses in Clive Street, Katanning (1905), additions to hotels in Kojonup and Wagin (1907), business premises in Katanning (1907) a warehouse in Katanning (1909-10), a large residence in Broomehill (1910), the *St Andrews Church Hall*, Katanning (1911), and the *King George Hostel*, Katanning for Piesse (1913) as a hostel for mill workers.³⁷

Summerhayes' Coolgardie success, along with his work for Piesse, brought him to the attention of Sir John Forrest, and he was asked to design extensions to Forrest's Perth home, and the four-storey Forrest Chambers, both in 1904.³⁸ Also in 1904 he designed a large woolshed for David Forrest on Mindaroo Station near Onslow and, in 1910, at about the same time he designed *Curdnatta*, Northam, for Ashton Hunter, and a station homestead at Cubbine, for Kimberley

31 Battye, J. S., (ed), *The Cyclopedia of Western Australia*. vol.1, The Cyclopedia Company, Perth, 1912, p.625; Kelly, I, 'A Tale of Two Cities: The Impact of Victorian Immigrants on the Architecture of Perth (1895-1905)', *Fabrications* 7 (August 1996), pp. 51-75.

32 Summerhayes, G. E., 'Notes on the life and work of Edwin Summerhayes and Reginald Summerhayes', (unpublished, 1992).

33 Summerhayes, Notes, p. 6.

34 Summerhayes, Notes, pp. 22-23.

35 Summerhayes, Notes, p. 27.

36 Bignell, M. *A Place to Meet: A History of the Shire of Katanning*, Western Australia. UWA Press, Nedlands, 1981, pp. 183, 187-88.

37 Kelly, Ian, 'Architectural Biography, 1890-1915', submitted as part of Masters Thesis, UWA, 1991 (no page numbers).

38 Summerhayes, Notes, pp. 24, 26.

Forrest.

Other relevant works by Summerhayes include the 1928 extension and redevelopment of the *Wagin Town Hall* and the 1924 two-storey, brick and iron *Rechabite Hall*, William Street, Northbridge, both reflecting his use of the Free Classical style. *Harper's Buildings*, Perth (1937) is significant for its aesthetic characteristics as an excellent example of a building comprising retail stores, offices and warehouse in the Inter-War Functionalist style.³⁹

Butterick's Buildings, *Wagin* appears to be Edwin Summerhayes's only example of a building designed in the Federation Anglo-Dutch style.

Federation Anglo Dutch Style

The HCWA database contains sixteen other places in the Federation Anglo-Dutch style, of which five are entered on the State Register of Heritage Places:

Broomehill Shire Hall and Road Board Offices (fmr) (1910) comprises a timber framed, ironclad hall in Federation vernacular style with an Anglo-Dutch brick frontage added in 1928. The place is in fair condition, with high authenticity and integrity. It is classified by the National Trust and is included on the Shire of Broomehill's Municipal Inventory.

Commercial Building, 21 Howard Street, Perth (1905), comprises a two-storey brick, stone and stucco building in the Federation Anglo-Dutch style, exhibiting a strongly modelled and detailed redbrick façade with a number of decorative elements, and a rusticated limestone base. It is classified by the National Trust, is interim listed on the Register of the National Estate, and is included on the City of Perth Municipal Inventory.

Semaphore Chambers, Kalgoorlie, comprises a double-storey rendered brick and iron commercial building, constructed in 1899 in the Federation Anglo-Dutch style, and featuring an elaborate Dutch gable and an exuberant parapet line. It is classified by the National Trust and is included on the City of Kalgoorlie-Boulder Municipal Inventory.

Mardoc Building, Narrogin (1908-10), comprises a three-storey rendered brick and tile commercial/residential building, featuring a number of Federation Anglo-Dutch elements including small-paned upper floor windows, arched openings, highly decorated Dutch gables and a terracotta tiled roof. It is listed on the Register of the National Estate and is included on the Shire of Narrogin's Municipal Inventory.

16819 *Lesmurdie Group*, comprising three places designed by George Herbert Parry for his brother-in-law, Archibald Sanderson, which operated as the heart of an English-style 'village'. *Lesmurdie House and Estate* (1910) was conceived as a 'squire's house', with a two-storey laterite stone and brick residence in the Federation Queen Anne style. *St Swithun's Church* (1909) is a single-storey Federation Gothic style church of local laterite stone with brick quoining. *St Brigid's College* (1913-21) is a complex of Federation Anglo-Dutch school buildings, planned as a literal translation of the Cape Dutch Revival style in a Western Australian setting. Typical of the style, the building has rendered and white-painted masonry walls, intricately modelled façades, three parapeted Dutch gables forming the main façade, and a verandah running nearly the full length of the main façade with seats at both ends.

³⁹ HCWA database and assessment documentation.

Although not identified on the HCWA database as Federation Anglo-Dutch style, other buildings which can be compared to *Butterick's Buildings, Wagin* in terms of architectural style include: Captain Stirling Hotel, Nedlands; Inglewood Hotel, Mount Lawley; and, *Royal King's Park Tennis Club*, Perth.

Captain Stirling Hotel, Nedlands (1935), comprises a two-storey rendered brick and tile Inter-War Spanish Mission building, designed by Marshall Clifton and George Herbert Parry. The building features a Cape Dutch Revival influenced gable and main entrance, apparently influenced by Parry's work at St Brigid's College.

Inglewood Hotel (1935-36), a two-storey rendered brick and tile Inter-War Spanish Mission building by Clifton and Parry, has extensive Cape Dutch Revival details. As with Captain Stirling Hotel, Inglewood Hotel refers to Parry's earlier work in Lesmurdie.

Royal King's Park Tennis Club, Perth, consists of various memorial gates, tennis courts and spectators stands, including the Member's Stand and Pavilion (1926) and the McGibbon Stand (1935), both in the Cape Dutch Revival style. Both feature elaborate Dutch gables, rendered walls and terracotta tile roofs. It is classified by the National Trust and entered in the State Register of Heritage Places.

Butterick's Buildings, Wagin is a high-quality example of a Federation Anglo-Dutch style commercial building in a Wheatbelt town in Western Australia, reflecting the optimism and vibrancy of the place at the time. This architectural style is rare in the State, and appears to be Edwin Summerhayes's only example.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH
