



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)

- 4.1.2 Making suburbs
- 8.13 Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 602 Early settlers

11.1. AESTHETIC VALUE¹

Kooka's Restaurant Building is a particularly fine example of a two storey rendered and painted brick house in the Victorian Georgian style. The building's simplicity of form, symmetry, classically proportioned windows and the semicircular fan light over the central front door make it a particularly appealing example of this style. (Criterion 1.1)

Kooka's Restaurant Building is important as a component of the historic streetscape of Stirling Terrace. (Criterion 1.4)

11.2. HISTORIC VALUE

Kooka's Restaurant Building is important as an example of a substantial 1840s two storey residence at Albany, that illustrates the human occupation and evolution of the town and the locality in its first 20 years. (Criteria 2.1)

Kooka's Restaurant Building was constructed in 1845, when Albany served as the major port for the Swan River Colony, in the period in which the development of regional industries such as whaling and the pastoral industry played an important role in the development of the State. The place served as public offices for the Resident and Commissariat before reverting to private use as a residence. Its fluctuating fortunes and various uses, residential and commercial, reflect those of the town, including the boom period of the late 1880s into the 1890s during the Western Australian gold boom, and also the development of the timber industry in the region, the development of Albany as a popular holiday destination, the World War Two period, and the

¹ 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.

period of prosperity associated with the mineral boom of the 1980s. (Criterion 2.2)

Kooka's Restaurant Building was built for James Cooper, an early identity in Albany and the region. His wife, Dorothea 'Dolly', operated a business at the place. From 1875, the place was owned by her then husband, George Pettit, Albany landowner and brewery proprietor. From 1890 to 1941, Alfred O'Keefe owned the place. Notable among the lessees and tenants of the place were Frederick Schruth, engineer, plumber and hotel proprietor, and Francis L. Brady, Manager of Torbay Saw Mills, prominent in the development of the South-West's timber industry. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Kooka's Restaurant Building is valued by the community of Albany as one of the oldest surviving buildings in Albany, as evidenced by community concerns for the future of the building, and its inclusion in the Municipal Inventory in 2001. (Criterion 4.1)

It is also valued as a notable restaurant in Albany and in the State for more than 20 years. The building has strong associations for its previous commercial uses as well as being the former residence of a number of families who still live in the Albany area. (Criterion 4.1)

Kooka's Restaurant Building contributes to the community's sense of place as the only remaining two storey pre 1850 building at the western end of Stirling Terrace, and an important part of the stock of nineteenth and early twentieth century buildings that are a recognised feature of the historic city and tourist centre of Albany, and of Stirling Terrace in particular. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Kooka's Restaurant Building is rare as the oldest two-storey building from the early settlement of Albany adjacent to the shore of Princess Royal Harbour. There are only six other buildings in the Albany townsite that are recognised as being older. Only two of these six buildings remain in the Princess Royal Harbour area and they are single storey. (Criterion 5.1)

Kooka's Restaurant Building demonstrates a way of life and design style no longer practised in Western Australia. As the only surviving pre 1850 two storey dwelling in Stirling Terrace and one of a very small number of pre 1850 buildings extant in Albany, the place is of exceptional value. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Kooka's Restaurant Building is representative of the buildings of the early settlement of Albany, in particular the early (pre 1880) Stirling Terrace streetscape of two storey Victorian Georgian buildings of which it is the only surviving component, but also the other single and two storey buildings between Stirling Terrace and the foreshore, most of which were demolished to make way for the railway. (Criteria 6.1 and 6.2)

12.3 CONDITION

Kooka's Restaurant Building is in good condition both internally and externally and has been well maintained. There is some surface cracking of the external render, particularly on the east wall, but the masonry appears sound.

12.4 INTEGRITY

Whilst the place has been converted from its intended use as a residence to a restaurant, the original intent is clearly legible in the two storey section of the building and to a lesser extent in the early skillion. Overall, the place retains a moderate to high degree of integrity.

12.5 AUTHENTICITY

The original two-storey house displays a moderate to high degree of authenticity. The skillion extensions to the rear of the building are shown in early (c. 1870s and 1880s) photographs of the building.

A two-storey verandah to the front of the building obscures the simple symmetrical front façade of the original simple two-storey cottage. Recent extensions to the east of the building are intrusive.

Much of the external fabric of the original building remains including masonry, render to the front façade (apart from protruding quoining), most of the windows and doors and the form of the roof.

Internally, the present layout of the two-storey building is similar to the original, apart from a wall that has been removed in the east room of the ground floor. Much of the original internal fabric of the building remains, including most of the original floorboards, architraves, windowsills and window reveals, skirtings, walls and plaster. Some of the original timber double hung sash windows remain with their original six light panes. Some of the original six panel timber doors are also extant. The stair treads, risers, balusters and handrail are original although there have been some minor modifications to the top landing.

The fireplaces have been modified and the ceiling linings have been replaced throughout although the partially raked form of the first floor ceilings appears original.

No evidence remains of the original kitchen and ablution fixtures.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by David Heaver and Associates, Architects, project architects David Heaver and Lynne Farrow.

13.1 DOCUMENTARY EVIDENCE

Kooka's Restaurant Building is a two-storey residence in the Victorian Georgian style. The brick building with an iron roof was built in 1845 for James Cooper as a residence.

In 1827, Major Lockyer and his party including 23 convicts arrived at King George Sound to establish a settlement to survey the Sound and to assess the suitability of the place for a proposed penal settlement as an outpost of New South Wales. Initially, the settlement was known as Frederickstown, in honour of the Duke of York and Albany. By 1829, seven houses had been built, with mud walls and thatched roofs, a store, a hospital, and a small

barracks in the vicinity of present day Parade Street. In mid 1829, the Swan River Colony was proclaimed. Subsequently the removal of the convicts at King George Sound was ordered. On 7 March 1831, King George Sound was officially proclaimed part of the Swan River Colony. From early 1832, the name Albany was in use, although King George (or George's) Sound persisted in common usage for a number of years.²

In 1831, Surveyor Raphael Clint carried out the first surveys of the Albany townsite. Later that year, Surveyor General Septimus Roe and Surveyor Ommanney continued laying out the town and the region.³ In 1834, the Government Resident, Sir Richard Spencer, pointed out the need for an adequate jetty or landing. In 1835-36, Stirling selected a site for a jetty at the foot of Osnaburg (now Bridges) Street. Although convenient to a spring for watering ships, the choice was unpopular with many in the local community as it was some distance from York Street and the centre of the town.⁴ The location of the jetty at the eastern end of Stirling Terrace resulted in the development of that area as the commercial centre of the town. An 1836 plan of Albany by Surveyor A. Hillman shows the layout of the town with Stirling Terrace extending from Parade Street at the west to Osnaburgh Street at the east. Albany Building Lot S43, the future site of *Kooka's Restaurant Building*, extends from Stirling Terrace at the south through to Duke Street at the north, and is vacant ground.⁵

Through the 1830s and into the 1840s, the town developed slowly. The building lots along Stirling Terrace were taken up. Some European settlers, including George Cheyne, Thomas Sherratt, and Sir Richard Spencer, purchased a number of lots. Most of the houses and buildings were in proximity to the shore-line, between Parade Street and present day Lawley Park. The majority were simple single storey Old Colonial Georgian style cottages, such as that now known as Patrick Taylor's cottage on Building Lots 44 and 45.⁶ There were a small number of two storey buildings in Stirling Terrace, including Thomas Sherratt's on the south-west corner of Stirling Terrace and York Street, and Captain Thomas Symers' (built by John Morley), between York and Spencer Streets, neither of which are extant in 2002.⁷

In July 1838, Albany Building Lot S43, two roods more or less in area, was transferred from Henry Marsden Hughs to James Cooper. This is the first extant record for Albany Building Lot S43. The purchase price was £24, 'with the appurtenances', which were not described.⁸ Cooper paid a consideration to the sum of £4 8s. 5d. to the Crown in lieu of location duties.⁹ Lot S43 extends from Stirling Terrace at the south to Duke Street at the north. In December 1840, the property was registered in Cooper's name.¹⁰

² Garden, Donald S. *Albany: A Panorama of the Sound from 1827* (Thomas Nelson (Australia) Limited, West Melbourne, 1977) pp. 17-25.

³ *ibid*, p. 40.

⁴ *ibid*, p. 79

⁵ Site of Albany Surveyed by A. Hillman Asst. Surveyor, 1836. Albany 30E, SROWA Cons. 3868 WAS 235 Item 5.

⁶ HCWA Database Place No.00019

⁷ Garden, Donald S. *op. cit.*, p. 19, pp. 51-56.

⁸ Deed of Memorial, Book 1 No. 1114, 24 July 1838, registered 11 May 1840.

⁹ Land Indexes to Memorials, Albany Building Lot S43, Enrolment No. 470, James Cooper, July 1838. Note: This is the only record of Marsden's ownership. In the early period of the Colony, it was not unusual for early grants to go unrecorded, especially if they were transferred soon afterwards.

¹⁰ Memorial Albany Building Lot S43, 8 December 1840.

James Cooper had arrived at the Swan River Colony per *Hooghly* as an indentured servant with the Peel Scheme, which failed. He served as a police constable at Albany.¹¹ In July 1843, he was granted a slaughtering licence.¹²

In 1845, a two storey residence was built for James Cooper on the Stirling Terrace frontage of Albany Building Lot S43.¹³ On 24 November 1845, James Cooper wrote to the Resident, John Randall Phillips: 'Having a Commodious House at present unoccupied I beg to tender it to the Government for Public Offices at the Rate of Thirty Pounds a Year.'¹⁴ Phillips forwarded the letter to the Colonial Secretary, noting that the place was 'a New and Commodious House', which he 'most strongly' urged the Government to allow him to occupy 'in stead of the present building which has become unfit for the public offices from want of proper repairs ... the oldest house in Albany and nothing near the size of the house now tendered.'¹⁵

On 22 December 1845, the Resident forwarded further information regarding James Cooper's house, which was 'situated on the Terrace in the same line with the Present Buildings and with four or five Grants between. It is a much more desirable house than Mrs. Mason's in every respect'.¹⁶ He suggested also that one of the rooms would be taken for use as the Commissariat Office on the expiration of the agreement for the building at present occupied for that purpose, 'which would reduce the Rent to the Colonial Government.'¹⁷ Subsequently, Mrs. Mason was given notice from 1 January 1846, and the Resident took up occupation of Cooper's house.¹⁸

John Randall Phillips (b. 1791, arr. Swan River Colony per *Protector* 1830, d. Albany, Dec. 1852) had taken up land on the Canning River, before being appointed Government Resident at Williams River in June 1839. On 1 September 1840, he succeeded Captain George Grey as Resident at Albany, an appointment he held until his resignation in July 1847. Thereafter, he continued to reside at Albany, serving as Road Inspector for a period, and later, Inspector of Natives and Chairman of the Albany Quarter Sessions.¹⁹

On 'or about' 16 December 1845, Cooper mortgaged Albany Building Lot S43 to Dougald MacLean to obtain the sum of £70, with the mortgage to be repaid in two years, 'on or before' 15 December 1847, together with interest thereon at 9% per annum to be paid annually in cash.²⁰ The agreement contained a Power of Sale in case of default either in payment of interest or principal on the appointed days.²¹

¹¹ Erickson, Rica (Ed.) *Dictionary of Western Australians 1829-1914*, Vol. 3, p.168 (University of Western Australia Press, Nedlands, 1988) Note: Whilst *The Dictionary* .. records him as Constable at Albany from March 1841, Robert Stephens recorded that he was succeeded by James Dunn as Constable from 19 March 1841. (IRS/34N p. 22. Albany Local Studies Collection.)

¹² IRS/35N p. 5 (Ref. CSO Vol. 119/505, 3 July 1843). Albany Local Studies Collection.

¹³ James Cooper to the Resident, Albany, SROWA Acc. 36, CSR Vol. 139/123, 24 November 1845.
¹⁴ *ibid.*

¹⁵ Phillips to CSO, *ibid.*, 25 November 1845.

¹⁶ Phillips to CSO, *ibid.*, CSR Vol. 139/141, 22 December 1845.

¹⁷ *ibid.*

¹⁸ Note from CSO, *ibid.*

¹⁹ Garden, Donald S. *op. cit.*, pp. 68-69.

²⁰ Deed of Memorial, Book 3 No. 372, 16 December 1845, registered 2 January 1846.

²¹ *ibid.*

In 1846, James Cooper, storekeeper and Albany freeholder, was recorded as eligible to sit on a Grand and Petty Jury.²² By 1847, Cooper had been awarded a contract to supply rations to the military post at Kojonup.²³

In November 1847, Henry Camfield succeeded Phillips as Resident.²⁴ To date, it has not been ascertained whether the place continued in use as public offices for a period under Camfield, or when it was returned to private use. It is believed that Camfield rented a two storey building on Lot B9 for use as a Court House and Government Offices in c.1848.²⁵ The Government continued to rent various premises 'scattered over the town' for use as public offices until 1861, when James Daniell's residence and hotel in Stirling Terrace were purchased for conversion to use as offices. However, the conversion was not implemented. Eventually, in the late 1860s, a building to accommodate Post Office, Court House, Customs Office &c. was built at the south side of Stirling Terrace, near Spencer Street (now former Post Office).²⁶

In February 1848, signatories making application for the payment of a Minister's stipend at Albany included James Cooper and Mrs. Cooper.²⁷ In 1849, James Cooper served as a member of the Albany Town Trust Committee.²⁸

In 1851, Assistant Surveyor Philip Chauncey's plan of Albany shows the names of owners of Albany allotments and buildings erected thereon. At Lot S43, James Cooper is shown as the owner, and buildings are shown at the Duke Street and Stirling Street frontages. Fronting Stirling Terrace, the building extends across the lot from the western side, with the rear-most section of the building extending almost the full width of the lot. The section at the eastern side of the main building may have been the original kitchen. James Cooper is also shown as owner of Albany Building Lot 106, where two small buildings are shown on the north portion, near the centre of the lot.²⁹

In 1852, Cooper mortgaged property to Dr. Henry Newton Wollaston to obtain the sum of £200.³⁰ The Deed of Memorial does not specify the property involved, only that the mortgage was secured by deposit of certain Deeds, which, together with the sum involved, indicates the possibility that the mortgage included both Cooper's Albany Building Lots, S43 and 106.³¹

²² CSO 1846 31/25 per Card Index, at Albany Local Studies Collection.

²³ Erickson, Rica (Ed.) op. cit.

²⁴ Garden, Donald S. , op. cit., p. 69.

²⁵ 'An Albany Vista of 1848' in *The Albany Advertiser* 28 October 1948, p. 2.

²⁶ Garden, Donald S. op. cit., pp. 153-154. Note: As photographs dating from the 1858 to the 1880s show the place without verandahs on the south side, it is unlikely that Alexander Campbell (Resident 1861-71) was describing any room at the place when he complained about the room in use for the Resident Magistrate '9 feet 8 inches wide by 13 feet long - ... in winter a very gloomy room - being to the South - having no sun- with a verandah the eaves of which project 7 feet in front of a window ... and which is most inconveniently situated.' (CSO 502/5, in ibid, p. 153.)

²⁷ Application for Minister's Stipend at Albany CSR Vol. 179/25, SROWA Acc. 36, 17 February 1848. Note: *The Dictionary of Western Australians* Vol. 1 states that he had married Joshua Andrews' widow prior to 1844; however, according to Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 51.) Andrews did not die until 1848.

²⁸ IRS/28N, p. 17. Albany Local Studies Collection.

²⁹ Albany, King George's Sound, as marked by Philip Chauncey, Assistant Surveyor, MDCCLI (1851) SROWA Cons. 3868 WAS 235 Item 1 (30A).

³⁰ Deed of Memorial, Book 5 No. 28, 10 February 1852.

³¹ ibid; and Certificate of Title Vol. V Fol. 38, 15 March 1875.

Cooper may have been borrowing to finance building the *Albany Hotel* on Lot 106.³²

From 1852, Albany served as the official mail port for the Swan River Colony, and the coaling station for ships crossing the Indian Ocean, ushering in a short period of rapid expansion and prosperity for the town, when the town's hotels, including the new *Albany Hotel*, experienced 'relatively halcyon days.'³³ It was decided to make a good new road from Perth to Albany via Kojonup and to establish a convict depot at Albany, enabling considerable improvements in the town and the surrounding district. In 1852-55, a hiring depot was built at Point Frederick, near the corner of Parade Street and Duke Street, and also Pensioner Guards' quarters, and the commissariat store nearer the shore (part of the present day Residency Museum).³⁴

These developments stimulated an increase in the population of Plantagenet County, which included Albany, from 300 in 1848 to 949 in 1854.³⁵

Recollections of Albany in the 1850s and 1860s record the place as a two storey building, where Dolly Cooper, 'an eccentric old maid' lived and also took in boarders and had a bakehouse and confectionery store.³⁶ No record has been located of the marriage of Dorothea 'Dolly' and James Cooper, so it may have been a common law marriage, not uncommon in the period, nor any record of his death. However, no records of James Cooper have been located for the period post c. 1855. Dolly was the daughter of James (Thomas) and Hannah Newell. An emancipated convict from Tasmania, Newell was granted permission to remain at King George Sound when the convict's removal was ordered in 1831. Hannah and her children later joined him at Albany. The family were employed in labouring, limeburning, and sealing. Newell acquired four acres of land at Location A22 (per Hillman's Survey, 1836).³⁷ The two storey residence he built there, known as *Old Surrey*, is one of the oldest surviving residences in Albany in 2002. In 1835, Dorothea and eight others were shipwrecked at Thistle Cove, whence they sailed in a whaleboat to Middle Island, where they sought refuge in a sealers' camp. After three weeks on the island, Dorothea went to live with John 'Black Jack' William Anderson, an African American sealer. She was recorded as Dorothea (sic) Anderson, mariner's wife, in January 1837. Later that year, Black Jack was reportedly murdered on Mondrain Island.³⁸ In 1838, she was employed as a servant in Albany. In 1840, James Cooper witnessed the marriage of her sister, Caroline.³⁹ Dorothea's eventful life forms the basis for a recently published novel, *Skins* by Sarah Hay.⁴⁰

³² IRS/17N p. 34, Albany Local Studies Collection. Note: Probably coincidentally, c. 1892, this hotel was operated by Frederick Schruth, the lessee at that period of the Stirling Terrace portion of Albany Building Lot S43. The hotel was later known as *The Old Stone Jug* (ibid; and *The Australian Advertiser* 15 February 1892, p. 2.)

³³ Garden, Donald S. op. cit., p. 122.

³⁴ Garden, Donald S. op. cit., pp. 110-117.

³⁵ Garden, Donald S. op. cit., pp. 112-120.

³⁶ N. W. McKail 'Albany Reminiscences' in *The Western Mail* January 1927; and Captain James Sale (b. 1848, Albany) in 'Albany and Its Residents' in *The West Australian* 21 March 1936. Newspaper cuttings in IRS/17N p. 11 and p. 30. Albany Local Studies Collection.

³⁷ Erickson, Rica (Ed.) op. cit., p. 2310.

³⁸ Hay, Sarah 'Who was Dorothea Newell?' Launch of *Skins*, September 2002.

³⁹ The Newells, and James Newell, Card Index, Albany Local Studies Collection.

⁴⁰ Information from Albany Local Studies, 9 September 2002.

In 1858, a photograph by Constable George Chester shows Stirling Terrace viewed from the west, with the Pensioners' Quarters in the right foreground and with the roof and western side chimney of the place visible at the left.⁴¹

In February 1861, William Carmalt Clifton took up his appointment as agent for P & O in Albany, where he rose to prominence.⁴² In this year, he executed a panoramic view of Albany from his yacht in the harbour that shows the small town clustered along the shoreline and scattered buildings on the mounts. Some buildings are named, such as the Pensioners' Quarters, the Commissariat, the Dissenting Chapel and the York Hotel; however, others are not named, including Cooper's two storey building on Lot S43.⁴³

From the late 1860s, a court room existed at the government offices in Stirling Terrace (in the building now known as the former Albany Post Office). Court facilities are believed to have existed at the former convict hiring depot from the early 1870s.⁴⁴

In 1872-73, a school was built in Stirling Terrace, to the east of the place. It was demolished in the mid 1890s to make way for the new Court House.⁴⁵

In 1875, Dorothea 'Dolly' Cooper married George Pettit, farmer, at Albany, and Albany Building Lot S43 was transferred to him.⁴⁶ So far as is known, thereafter the Pettits resided at the place.

George Pettit (b. 1825, d. 1892), was transported to the Swan River Colony after his conviction for larceny in a dwelling, arriving per *Pyrenees* on 30 April 1853. Next day, he was granted his ticket-of-leave, and obtained a conditional pardon on 5 August 1854. In 1861, he leased a 4,000 acre sheep run in the Plantagenet district. In 1864, he was recorded as a house owner at Albany, and applied for 10,000 acres at Kojonup in 1865. Through the 1870s, he was recorded as a sheep farmer in the Great Southern. Between 1863 and 1872, on various occasions he employed 11 ticket-of-leave men at *Tackalarup* and *Porongorup*, including three shepherds and a mason.⁴⁷

In 1876, photographs of *Wood's London Hotel* in Stirling Terrace show *Kooka's Restaurant Building* at that period, viewed from the eastern side. The door on the east is visible, there is no front verandah, and there is a low building at the rear.⁴⁸

⁴¹ George Chester's photograph, Albany Local Studies Pictorial Collection, 1858.

⁴² Garden, Donald S. op. cit., p. 139.

⁴³ 'Albany, Western Australia' A Painting taken from his yacht by William Carmalt Clifton (1861), Albany Historical Society Collection. Note: the work was restored by the Western Australian Museum, and inquiries are being made to ascertain whether the Museum has a colour transparency that might be made available.

⁴⁴ Pashley, A. R. (Don) *Policing Our State: A History of Police Stations and Police Officers in Western Australia, 1829-1945* (Educant, April 2000) p. 45; and Oldham, Ray and John George *Temple Poole: Architect of the Golden Years 1885-1897* (University of Western Australia Press, Nedlands, 1980) p. 28 and p. 32.

⁴⁵ Garden, Donald S. op. cit., p. 177.

⁴⁶ Western Australian Pioneers Index, microfiche, Battye Library.

⁴⁷ Erickson, Rica and O'Mara, Gillian *Convicts in Western Australia 1850-1887, Dictionary of Western Australians* Vol. IX (University of Western Australia Press, Nedlands, 1994) p. 437; and Erickson, Rica (Ed.) *The Bicentennial Dictionary of Western Australians pre-1829-1888* (University of Western Australia Press, Nedlands, 1988) p. 2474.

⁴⁸ Photograph *London Hotel*, 1RS/319P, Albany Local Studies Pictorial Collection, 1876.

In October 1880, Pettit mortgaged Albany Building Lot S43 to the Union Bank to obtain the sum of £400.⁴⁹ It is not known whether this mortgage included any other property.

In the 1880s, photographs show the two storey building on Lot S43, to the west of the school (1872-73). At this period, there was no verandah at the front, and the door on the east side is visible.⁵⁰

By 1883, George Pettit's business interests in Albany included ownership of the Cambridge Brewery.⁵¹ His loan may have been to raise finance for this venture.

On 22 January 1886, Dolly Pettit died. Kate Keyser recorded in her diary 'A woman of property and yet it is said she died of neglect and starvation. Poor old thing she had no children to care for her.'⁵² So far as is known, George Pettit continued to reside at the place after Dolly's death. Both present and past owners and occupiers of the place have recorded that the place is haunted by a little old woman who sits in a chair by the fire and by a man 'who came up from the sea to keep her safe.'⁵³

In 1888, Pettit leased the Stirling Terrace portion of Lot S43 to Frederick Johann Ludwig Theodore Schruth, plumber, of Albany, at annual rental of £60, for a period of five years, renewable for a further five years.⁵⁴

Frederick Schruth and his wife, Anna, had arrived at Albany from Adelaide, South Australia, in late 1886. In early January 1887, both set up in business, he as a plumber and engineer, and she as a fruit, seed and provision dealer, at their establishment in Earl Street.⁵⁵

In October 1888, it was reported that Schruth had taken Mr. Pettit's house on Stirling Terrace on a lease of 'some years, and proposes to transact his business there in future, adding and improving the premises.'⁵⁶ In 1888-89, the Schruths' businesses were recorded at Albany.⁵⁷ It is not certain whether they took up residence at the place from which their businesses were conducted, as George Pettit is known to have been occupying the house in 1890-91.⁵⁸ The Schruths' son, Heinrich Frederick, was born at Albany in 1889, and also their eldest daughter, Frieda Johanna, in 1891.

From the 1880s, new technological developments increased the distance steam ships were able to travel on a load of coal. Albany was no longer required as a coaling station en route to the Indian Ocean. Consequently, the town's economy suffered a significant downturn. Whaling, sandalwood, wool, and mutton became the principal industries. In 1889, the opening of the railway to Perth brought renewed interest in the town. The port continued to be important as the principal port in Western Australia until the late 1890s, when Fremantle Harbour was developed.⁵⁹

49 Certificate of Title Vol. V Fol. 38.

50 Pictorial Collection Battye Library, 8292B/69.

51 Advertisements in The Albany Mail, January-February 1883.

52 'Kate Keyser: Her Diary' 22 January 1886. Albany Local Studies Collection.

53 Hay, Sarah op. cit.; Andrew Markovs conversation with Robin Chinnery, 9 September 2002.

54 Certificate of Title Vol. V Fol. 38.

55 *The Albany Mail* 4 January 1887, p. 2.

56 *The Albany Mail* 13 October 1888, p. 3.

57 Erickson, Rica (Ed.) op. cit., p. 2745.

58 Albany Rate Books, West Ward, 1890 and 1891.

59 Garden, Donald S. op. cit., pp. 180-258.

In 1890, the Rate Book records the use of both portions of Albany Building Lot S43 at Stirling Terrace and at Duke Street, the latter comprising two houses and a shop, all of which were leased to individual tenants. At Stirling Terrace, the place was recorded as leased to Schruth & Co. In addition to the house (annual value £12) which was occupied by the owner, George Pettit, occupation, Landowner, there were as follows: a shop (annual value £22 10s.) let to H. Pierssena, merchant; a shop and workshop (annual value £40) occupied by F. Schruth, ironmonger; a shop (annual value £22 10s.) let to T. Davey, shoemaker; and a shop (annual value £30) let to A. J. Jackson, jeweller.⁶⁰ It is probable that the shops operated from the ground floor level, whilst George Pettit occupied the rooms upstairs. The workshop was probably located at the rear.

In June 1890, Alfred O'Keefe purchased Albany Building Lot S43 from George Pettit. It was agreed that he would pay Pettit an annuity of £96, in monthly instalments.⁶¹

Alfred O'Keefe (b. Albany, 1867), limeburner, was the son of Dennis O'Keefe, who had arrived with his parents per *Scindian* in June 1850. Dennis' father, Moses (Morris), was a Pensioner Guard, who was recorded among the Pensioner Guards with land at Freshwater Bay in 1850. In the 1860s, he was a police constable at Albany; in 1870-72, assistant lighthouse keeper at Breaksea Island; and overseer at the P & O coaling wharf in 1873.⁶² Descendants of the O'Keefe family are still resident in Albany.⁶³

In 1891, the place was most densely occupied. Schruth & Co. continued to lease the place and to occupy the shop and workshop, which may have been improved and/or expanded in 1890-91, as the annual value increased by £20 to £60. The other tenants were the Albany Observing Co., printing office (annual value £65); H. E. Parry, Civil Engineer, office (annual value £26); H. Hatton, bootmaker, shop and rooms (annual value £12); H. Oyston (?), accountant, portion of the house (annual value £13); and the remaining portion of the house continued to be occupied by George Pettit, and was valued as in 1890.⁶⁴

In February 1892, Frederick Schruth advertised the place was to let: 'Comfortable 2-Storey Dwelling House, Stirling Terrace; Six Rooms; Magnificent View. Rent Moderate.' with applications to be made to him at *The Albany*, his hotel in York Street.⁶⁵ Subsequently, the Rate Book recorded George Pettit as residing in the house at Albany Building Lot S43, in Duke Street, prior to his death on 25 May, and the house in Stirling Terrace was recorded as being vacant. The total annual value of the place had dropped to £60. The only tenants recorded were the bootmaker's shop, the late Observing Office, and Alfred McDonald, tinsmith's shop.⁶⁶ The Executor of George Pettit's Will was George Uglow, of Middleton Road, Albany. For reasons unknown to date, Probate was not granted until 22 February 1929.⁶⁷

⁶⁰ Albany Rate Book, West Ward, 1890.

⁶¹ Certificate of Title Vol. V Fol. 38.

⁶² Erickson, Rica (Ed.) op. cit., p. 2366.

⁶³ Chris O'Keefe, conversation with Robin Chinnery, 9 September 2002.

⁶⁴ Albany Rate Book, West Ward, 1891.

⁶⁵ *The Australian Advertiser* 15 February 1892, p. 2. Note: The Schruth family moved to Perth, where he became the proprietor of the *Royal Hotel*. (ibid, 26 July 1893, p. 20.

⁶⁶ Albany Rate Book, West Ward, 1892; and Certificate of Title Vol. V Fol. 38.

⁶⁷ Probate Index, on microfiche, Battye Library.

In 1893 and 1894, there were no shops recorded at the place, and the annual value fell further. The Rate Books show the house let to Mrs. Alice Drew (annual value £6 in 1893, and £5 in 1894); two rooms let to James Anderson, dealer, and two rooms vacant (each room having an annual value of £12 in 1893, and the two occupied rooms, a combined annual value of £24).⁶⁸ It may be inferred that Mrs. Drew leased the place, which she occupied, and also that she let rooms to sub-tenants or boarders.

With the Western Australian gold discoveries of the late 1880s and the early 1890s, thousands of passengers passed through Albany on their way to the goldfields. In the wake of the gold boom, Albany developed rapidly, not only as a port and a supply centre, but also as a destination for people on holiday from the goldfields seeking the coolness and refreshment of a coastal holiday and those returning from the goldfields. Between 1890 and 1900, the number of houses more than doubled, from 158 to 392. Commercial development, with mainly two storey buildings, predominated along the eastern section of Stirling Terrace. The western section, from Serpentine Road to Parade Street and beyond, remained predominantly residential, with many of the buildings rented to tenants as the location was convenient to the town, the railway, and the waterfront.⁶⁹

In 1896, the place, with an annual value of £33, was leased to F. L. Brady, Manager of Torbay Saw Mills. For the first time, the capital value was recorded, at £600.⁷⁰ Francis Linden Brady (b. Sydney, 1861) played a prominent role in the development of the timber industry in Western Australia, as Manager of Messrs. C. & E. Millar's timber business in Albany and Torbay in 1893-95, followed by a four year term as manager of Denmark and their new mill at Yarloop, and subsequently as manager of the company's 'enormous business' in the southern district, including Albany.⁷¹

New public facilities were required in Albany, including major alterations and additions to the post office, and a new Court House with police facilities. In 1895-96, criticism was made of the existing court facilities at Albany, the court rooms and the temporary rented police facilities being considered unsatisfactory. The Chamber of Commerce lobbied successfully for a new Court House, and a site was selected in Stirling Terrace, on the corner of Collie Street, at Albany Building Lots S39 and S40. This required removal of the old school building, a new school having been completed in Serpentine Road in April 1895. The new Court House was built in 1896-97, and officially opened on 7 February 1898.⁷² It was 'one of the largest court-houses in the State.'⁷³ In common with a number of other government buildings in the first half of the twentieth century, in addition to the court room and associated facilities, other government offices were accommodated in the building at various periods, including the Government Savings Bank and the

⁶⁸ Albany Rate Books, West Ward, 1893 and 1894.

⁶⁹ Campbell, R. McK. and van Bremen, I. 'Albany Court House, Lock-up and Keeper's Quarters: Conservation Plan' prepared for the Building Management Authority, September 1995, p. 3.

⁷⁰ Albany Rate Book, West Ward, 1896.

⁷¹ *Twentieth century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) p. 583.

⁷² *ibid*, p. 5; Oldham Ray and John op. cit., p.32; and *Albany Advertiser* 5 February 1898, p. 3.

⁷³ *Twentieth Century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) p. 518.

Lands Office.⁷⁴ The new Court House effectively separated the commercial section of Stirling Terrace to the east from the residential section to the west.

In the late 1890s, the extension of Fremantle Harbour ended Albany's role as the principal port. Stirling Terrace to the west of Serpentine Road remained largely residential through the first decades of the twentieth century. Rate Book records provide an insight into the social milieu. Most tenants were working class, including labourers, seamen, a bookmaker, a bell ringer, a stevedore, a fisherman; as well as a clerk, and police constables, for whom the place was conveniently located to the Court House and lock-up.⁷⁵

From 1897, the capital value of the place remained as in 1896, whilst the annual value had increased to £42. It was let to Mrs. Roach (first name not recorded) who operated a boarding house.⁷⁶ She may have been Miriam Roach (nee Freeland, m. James Roach, Albany, 1867), or Esther Dawson (widow of James Garrity) who married John Thomas Roach (later Roatch) at Albany in December 1896.⁷⁷

Circa 1898, a photograph of Stirling Terrace from the east shows the place still with a shingle roof, a skillion roofed addition at the rear, and no front verandah.⁷⁸

In 1900, the place was leased to Charles Westerberg, stevedore.⁷⁹ From 1901 to 1905, the place was occupied by Henry Brooks Mouchemore, fisherman, and his family.⁸⁰ In 1895, he and his brother, Peter, had come to Albany from Queenscliff, Victoria, bringing with them their fishing boats, *Wildwave* and *Wildflower*, which became the model for fishing boats at Albany, as well as figuring prominently in recreational racing. The Mouchemore family have continued as fishermen at Albany through into the twenty-first century.⁸¹

Photographs of Stirling Terrace from the east show the place in the first decade of the twentieth century. It was still without a verandah at the front, and additions had been made on the east side, extending part way along the eastern wall from the rear.⁸²

In 1905, the place was occupied by Samuel Taylor, watchmaker, and the annual value of the place had fallen to £27.⁸³

In 1910, the place was let to Charles Sherlock, stevedore.⁸⁴ At the northern portion of Albany Building Lot S43, fronting Duke Street, there were shops also, including a shop and house occupied by a bootmaker, and the house next door, occupied by Alfred O'Keefe.⁸⁵

⁷⁴ City of Albany Municipal Heritage Inventory Place Sheet and Research Notes by Les Johnson; and 'Allocation of Rooms on 17-11-23' based on PWD Drawing 4516, Department of Housing and Works.

⁷⁵ Albany Rate Books, West Ward, 1895-1920.

⁷⁶ Albany Rate Books, West Ward, 1897.

⁷⁷ Western Australian Pioneers Index, op. cit.; and Erickson, Rica (Ed.) op. cit., p. 2633.

⁷⁸ Residency Museum Pictorial Collection Film 5 Neg. 10.

⁷⁹ Albany Rate Book, West Ward, 1900.

⁸⁰ Albany Rate Books, West Ward, 1901-06.

⁸¹ Les Mouchemore, Oral History with Yvonne Choules, 9 August 1999, Battye Library OH 2996; and Les and Ted Mouchemore, conversation with Robin Chinnery, 11 February 2002.

⁸² Stirling Terrace, Albany, from the east. Residency Museum Pictorial Collection, Film 25 Neg. 28, c. 1900.

⁸³ Albany Rate Book, West Ward, 1905.

⁸⁴ Albany Rate Book, West Ward, 1910.

⁸⁵ *ibid.*

A postcard, post 1910, shows the place viewed from the east, with a skillion roofed addition on the east side.⁸⁶

The place continued to be leased to various tenants through the pre World War One period. In 1915, it was initially leased to Mrs. Hewitt, and then to Frank Stevens, labourer, who continued to reside there through into the 1920s. The place continued to be leased to tenants through the 1920s and into the early 1930s.⁸⁷

In February 1929, Probate of George Pettit's Will was granted, and the annuity was transferred to Alfred O'Keefe, who merged it in the fee simple.⁸⁸

In April 1929, a narrow portion of the northern section of Albany Building Lot S43, adjoining the boundary to Albany Building Lot S42, was sold to Florence Aylmer Bergin, thereby reducing the area of Lot S43 from two roods to one rood 31 and nine tenths perches.⁸⁹

In 1933, Alfred O'Keefe occupied part of the place, with the other portion let to Mrs. S. J. Edwards.⁹⁰ It is believed that Mrs. Edwards operated a guest house at the place in the 1930s, and Noel Inglis, of Albany Historical Society, recalls that his parents stayed there for their honeymoon in 1933.⁹¹ Physical evidence of alterations to the place including replacement of ceilings and some skirtings, fitting of picture rails, and details of the easternmost room suggest that these were made in the Inter-War period, possibly as part of conversion for dual occupation of the place by O'Keefe and his tenant or for use as a guest house.⁹²

In October 1941, O'Keefe sold the southern portion of Albany Building Lot S43, *204 Stirling Terrace*, 32 perches or thereabouts in area, to Francis Luther Andrews, Taxi Proprietor, of Stirling Terrace.⁹³ From 1941-42 through to 1945, *Wise's Post Office Directory* recorded him operating a motor hire service from 19 Stirling Terrace. In the latter year, Alfred O'Keefe was also recorded residing at the place.⁹⁴

On 19 June 1946, the place was transferred to Mrs. Hilda Dorothy Pryer, widow, of Spencer Street, Albany.⁹⁵

On 23 May 1949, the transfer of the place to Herbert Leslie Everett, accountant, and his wife, Edith Mary Everett, both of Stirling Terrace, as joint tenants, was registered.⁹⁶

⁸⁶ Albany, W. A. Queens Park and Stirling Terrace. Albany Local Studies Pictorial Collection. Note: the post card is post 1910, as the third storey had been added to the *Royal George Hotel*.

⁸⁷ Albany Rate Books, West Ward, 1911-32.

⁸⁸ Certificate of Title Vol. 5 Fol. 38.

⁸⁹ Certificates of Title Vol. 5 Fol. 38 and Vol. 1009 Fol. 562.

⁹⁰ Albany Rate Books, West Ward, 1930-40.

⁹¹ Noel Inglis, Albany Historical Society, telephone conversation with Robin Chinnery, 3 September 2002.

⁹² Site visit, Robin Chinnery and Lyn Farrow, 9 September 2002. Note: Noel Inglis believes that the place continued to operate as a guest house under Andrews, and also operated as a brothel frequented by American servicemen during World War Two. (Noel Inglis to Lynley Forgiione, HCWA, 14 July 2002, and conversation with Robin Chinnery, 9 September 2002.)

⁹³ Certificates of Title Vol. 1009 Fol. 562 and Vol. 1076 Fol. 117; and Rate Books, Albany West Ward, 1929-45.

⁹⁴ *Wise's Post Office Directory* 1941-42, p. 265, and 1945, p. 273 and p. 276.

⁹⁵ Certificates of Title Vol. 1009 Fol. 562 and Vol. 1076 Fol. 117.

⁹⁶ Certificate of Title Vol. 1076 Fol. 117.

In 1954, an aerial photograph of the place shows an iron roof, the front verandah and the addition at the eastern side have been added.⁹⁷

On 21 August 1958, the transfer of the place to Alma Ursula Hendriks, divorced woman, of White Street, North Fremantle, and Leno Meschi, contractor, of York Street, Albany, as tenants in common in equal shares, was registered.⁹⁸

In 1962, the place was transferred to Antonio Genovese, labourer, Main Roads. He continued to own the place through to 1977, and is known to have resided there in 1974-75.⁹⁹

In the early 1960s, police accommodation at the Court House and Lock-up was considered to be inadequate, and plans were drawn for replacement facilities. Subsequently, a new police station was built west of the Court House at Lots S44 and S45, which opened in December 1968. A new gaol (now lock-up) was built in the same period.¹⁰⁰

On 12 December 1977, the place was transferred to John and Jillian Summers, of Youngs Siding, at which date the area of the site was 809 square metres.¹⁰¹

On 29 September 1980, approval was granted to Mark Harold Higham to use part of the place, at 204A Stirling Terrace, as a Podiatry Surgery, for a period of 12 months, conditional upon the provision of five car bays on site for staff and patient use.¹⁰²

By late 1980, the place was in a very dilapidated condition, when the owners accepted an offer from Andrew Markovs and his wife, Jo Sharp, to lease it, converting the ground floor to a restaurant, whilst the first floor would serve as their living accommodation. In 1980-83, the conversion was implemented with a limited budget, largely on a patch up basis. There were no conditions imposed by the Council. The wall between the two rooms on the west side was opened up at this period to form a large dining area, and French doors fitted to the rear wall, opening to a landscaped garden planted in the rear yard, where kookaburras were encouraged. The bathroom at the ground floor was retained, with the earlier fittings. Aluminum windows replaced sash windows on the north at the first floor. During the conversion works, it was found that the floor bearings simply rested on sand; however, there were no significant problems with damp.¹⁰³

Whilst the conversion was in progress, consideration was given to a name for the business. During a conversation about it with friends in Claremont, a kookaburra landed nearby. This inspired Andrew Markovs to name the restaurant "Kooka's Restaurant", relating also to Metters' Kooka Stoves of the 1930s and 1940s, with the kookaburra motif, and the kookaburra as a well known motif in Australiana. This decorative theme was developed with the collection and display of items of Australiana featuring the kookaburra motif. A kookaburra also features in the leadlight window inserted in the west wall of the rear room. "Kooka's Restaurant" was based on a well known restaurant in The Rocks area of Sydney, which had developed an Australian

97 DOLA Albany Town Site Run 7, WA 136, 10th June 1954.

98 Certificate of Title Vol. 1076 Fol. 117.

99 Sauman, Irene. 'Historical Assessment of 204-208 Stirling Terrace, Albany' prepared for Peter Hunt, Architect, September 1999, p. 9.

100 Donaldson Smith & Hooke, p. 12.

101 Certificates of Title Vol. 1076 Fol. 117 and Vol. 1488 Fol. 766.

102 File No. TP6/4, Town of Albany, September 1980.

103 Andrew Markovs with Robin Chinnery, 9 September 2002.

theme. Furnishings at “Kooka’s Restaurant” also reflected the 1930s and 1940s period.¹⁰⁴

In late January 1981, the Council considered the application to operate for “Kooka’s Restaurant”. Given that the Town Planning Scheme required two car parking spaces for the dwelling, and eight spaces (one for every five seats) for the restaurant, as well as five spaces for the Consulting Rooms, the Council advised the owners that the development on the lot did not comply. Council files do not record details of how this matter was resolved.¹⁰⁵

In the 1980s, “Kooka’s Restaurant” offered local residents and visitors to Albany a different ambiance than that available elsewhere in the town, with fine food and terrace dining in a restored nineteenth century building with an outlook to Stirling Terrace and the harbour beyond. In the era of the businessmen’s long lunch, it became ‘the place’ in Albany.¹⁰⁶ *Kooka’s*, as it was generally known, became widely known throughout Australia and to a wider international audience having featured in magazine articles etc., and it was often sought out by tourists.¹⁰⁷

In early 1983, planning consent was given to unspecified alterations to the restaurant.¹⁰⁸ These alterations included conversion of the existing kitchen to a dining area at the rear on the west side, opening from a single door at the north-east corner from the existing dining area; conversion of the front room on the east to a take-away and servery, with two doors opening from the hall, and the door opening from the east to the proposed kitchen and servery, which opened at the rear to a food preparation area etc. The existing sleepout on the east was to be converted to a dry goods store.¹⁰⁹

In December 1984, planning consent was given for the first floor level of the place to be used as architect’s offices by Andrew Markovs.¹¹⁰ This use was not implemented.¹¹¹

In 1989, the place was transferred to Brendan Gerard Spence of Seymour Street, Albany.¹¹²

Since the early 1990s, various proposals have been considered to provide a link between the Court House and the police buildings to the west.¹¹³

On 18 October 1993, the transfer of the place to Iain and Joanne McInnes, and John Thompson, as tenants in common, was registered.¹¹⁴ They have continued to operate the business as “Kooka’s Restaurant”.¹¹⁵

Since 1999 the area of Stirling Terrace to the west of the Court House, including *Kooka’s Restaurant Building*, has been under consideration for the development of upgraded facilities for the Department of Justice and Western Australia Police Service in Albany, including the proposal for the

104 ibid.

105 Planning Minutes, Town of Albany, File TP6/4, 27 January 1981.

106 Andrew Markovs with Robin Chinnery, op. cit.

107 ibid.

108 Application No. TP6/83036, Town of Albany, 12 March 1983.

109 Lucy Williams, site visit, no details.

110 Application No. 84504, Town of Albany, 14 December 1984.

111 Andrew Markovs op. cit.

112 Certificate of Title Vol. 1488 Fol. 766.

113 Campbell, R. McK and van Bremen op. cit., p. 10; and Donaldson Smith & Hooke op. cit., p. 18.

114 Sauman. I. op. cit., p. 9.

115 Site visit Robin Chinnery and Lyn Farrow, 9 September 2002.

aforementioned link between the Court House and new police buildings to the west.¹¹⁶ In 1999, the place was leased out and continued to operate as Kooka's Restaurant.¹¹⁷

In 2000, the place was included in the City of Albany Municipal Heritage Inventory. The Management Recommendations were that the place should be accorded a high level of protection.¹¹⁸ The Court House and Patrick Taylor's Cottage were also included in the Municipal Heritage Inventory.¹¹⁹

In August 2001, Iain and Joanne McInnes bought back the business, which they re-opened after three months of renovations, that included opening up the wall between the two dining areas on the western side of the building, and renovating the kitchen. The ground floor accommodates the restaurant and associated facilities. At the first floor, the room on the west is also fitted out as a dining area, and the room on the east is a bedroom.¹²⁰

In 2002, further discussion of the above-mentioned proposal for a co-located police and justice complex has roused considerable concern in the community of Albany regarding the future of *Kooka's Restaurant Building*. Letters to the Press and to the Heritage Council of Western Australia have drawn attention to its cultural and social significance, as a building that has been part of the history and the streetscape of the western sector of Stirling Terrace since the mid nineteenth century, and, since the 1980s, enjoyed and valued as "Kooka's Restaurant".¹²¹

In August 2002, the present heritage assessment was commissioned. In September, the place continues in operation as "Kooka's Restaurant".

13.2 PHYSICAL EVIDENCE

Kooka's Restaurant Building was constructed in 1845 and is a two storey Victorian Georgian¹²² rendered brick house with a simple hipped roof now clad in corrugated iron.

Kooka's Restaurant Building is located on the west side of Stirling Terrace, Albany. Part of Stirling Terrace is listed on the HCWA Register of Heritage Places as a precinct of exceptional cultural heritage significance for aesthetic, historic and social values. Although *Kooka's Restaurant Building* is not located in the listed section of Stirling Terrace, it is located approximately 50 metres away from the Albany Courthouse, which is the western end of the registered precinct. Two buildings separate *Kooka's Restaurant Building* from the Albany Courthouse: Titanic Antiques, a recent (1990) two storey face brick structure immediately to the east and Furniture World, a single storey shed with a 1970s façade located next to the Courthouse. The Albany Police Station, a steel and glass building constructed in the 1960s, is located directly to the west of *Kooka's Restaurant Building*.

¹¹⁶ Sauman, I. op. cit.

¹¹⁷ Sauman, Irene op. cit.

¹¹⁸ 204-208 Stirling Terrace, Albany, in Heritage Today City of Albany Municipal Heritage Inventory, 2000.

¹¹⁹ Heritage Today City of Albany Municipal Heritage Inventory, 2000.

¹²⁰ News cutting, file Noel Inglis, Albany Historical Society; and site visit, Robin Chinnery and Lyn Farrow, 9 September 2002.

¹²¹ Various newspaper cuttings and correspondence, May-September 2002, file Noel Inglis, Albany Historical Society.

¹²² For consistency, all references to architectural style are taken from Apperly, Richard, Irving, Robert, Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* Angus & Robertson, North Ryde, 1989.

Kooka's Restaurant Building is set in 809 m² of land. The building has high streetscape value, being located close to the front boundary. The front verandah is set back approximately 1.5 metres from the front boundary with the main building set back approximately 3.7 metres. The setback to the west is approximately one metre. The original building is set in the south-west corner of the block with recent extensions to the east. An accessway for vehicles runs up the east side of the block.

Patrick Taylor's Cottage is located on the adjacent block to the north-west of *Kooka's Restaurant Building*. There is a precinctual relationship between these two very significant buildings. This can be seen on the aerial photograph of 1954, where the present driveway, which leads up the east boundary, is shown leading in towards Patrick Taylor Cottage.

The building faces Princess Royal Harbour, around which the town of Albany grew. *Kooka's Restaurant Building*, when it was constructed, was considerably closer to the original shore line than it is today.

The building is set at a slightly higher level than Stirling Terrace. A contemporary low random rubble granite wall retains the front garden. A ramped pavement leads up to the building and one step leads onto the verandah.

The roof is a simple hipped roof that is now covered with corrugated zincalume. Photographs show that the original roof covering was shingles. The eaves are flush with the walls. The walls are rendered and painted and are presumed to be brick. There is a rendered and painted brick chimney on each side of the building.

The front elevation is symmetrical. On the ground floor it has a central six panel timber door with a fan light over. The windows on either side are the original double hung timber sash windows although the mullions have been removed and a single pane of clear glass inserted in the sash. Other original sashes in the building are six light. A two storey verandah has been added to the front façade. This obscures the first floor level of the original two storey building which had three windows arranged symmetrically. A door that leads onto the verandah has replaced the central window. The verandah is visible on the DOLA 1954 aerial photograph, but otherwise is so far undated.

At the ground floor level, the introduced verandah has a rendered and painted brick balustrade running between 1200 mm high face brick piers. The piers are capped with timber. These piers support timber posts for the enclosed balcony above. The joists from the first floor verandah obscure the top of the quoining over the ground floor windows and door. The front and sides of the first floor of the verandah are lined to 1000mm high with fibre cement sheeting. The windows above these walls are divided into equal fixed panes that are approximately square.

The rendered front façade appears to be original apart from the protruding quoining which has been added at ground floor level around the front door, the two windows on either side of the front door and the edge of the front façade.

The side elevations of the original building are painted and rendered but are otherwise plain apart from a projecting chimney on the west side. Random rubble granite foundations are visible at the base of the west wall.

There is a clear vertical line where the skillion butts the original north wall. The footing beneath the early skillion extension is also visible and appears to be

limestone. There is a double casement timber window on the west side of the early skillion extension.

The north elevation of the building consists of the original two storey rendered and painted house with the single storey skillion additions which were constructed in two stages. The early skillion is visible on the 1870s photograph. The subsequent addition to this skillion was constructed at an unknown date. There are three windows, arranged symmetrically, to the first floor of the original section of the cottage. The central window is an original double hung timber sash with six light sashes. The two other windows have been replaced with anodized aluminium sliding windows. There are three doors to the skillion extension; a single door to the east and two sets of French doors to the west. There are two sets of double timber casement windows to the toilet and one small fixed glazed louvre window.

A single storey addition to the north-east corner of the building is constructed in plastered brickwork with an aluminium sliding window to the south and louvred glass windows to the east. The roof over this addition is an asymmetrical gable with a skillion addition to the east. An original external door has been enclosed within this extension. A further rendered brick skillion addition with louvred windows was constructed post 1954.

Landscape elements

Fencing, paving and planting is contemporary. The front boundary wall is constructed of random rubble granite and is approximately 600 mm high. The east boundary fencing varies: the front section is face brick, the central section is supersix and the rear section is fibre cement. The west boundary is fenced with cyclone mesh. There is no fencing to the north boundary.

The front yard is paved with red concrete, which is in poor condition. A brick planter box is located behind the front wall. There is a small outdoors seating area paved with bricks located to the south and in front of the east extensions. A courtyard directly at the rear of the restaurant is paved with bricks. A small courtyard, which is fenced off to the rest of the block, has been constructed at the rear of the block. There is a small planter bed containing vegetables and herbs to the rear of the kitchen extension to the east. The rear (north) section of the block is raised behind a stone retaining wall. The palm tree in front of the retaining wall near the east boundary is quite mature but is not visible on the 1954 aerial photograph.

Outbuildings

A double steel garage/shed has recently been erected at the rear of the building.

Internal layout and detailing

The layout of the ground floor of the original cottage comprises a central corridor and staircase with rooms on either side; the eastern room was originally two rooms. A dogleg stair rises in the corner of the hallway, leaving a narrow passageway leading through to the rear of the cottage. The layout of the first floor reflects the ground floor, with a large bedroom on either side of the central stairway and corridor.

Finishes are moderate and detailing is simple. This is a reflection of the availability of materials and tradesmen in the early years of Albany.

The interior of the original section of the building retains a moderate to high degree of authenticity. The original layout remains apart from the removed wall in the east room of the ground floor. The rooms of the original section mostly retain their original form and many of the original elements remain. These elements include:

- 160mm jarrah floorboards with flat head nails, apart from minor modifications to the landing, the north west corner of parlour, and a repair in front of the fireplace in the west bedroom;
- most window and door architraves;
- door in the north-east corner of hall and at the end of original hall. (Although cut back to form door into understair area.) The door to the east bedroom may be original;
- window sills;
- most of the skirtings;
- walls and plaster;
- front door and fanlight over;
- timber double hung sash windows. Front windows are original although mullions have been removed and sashes have been altered to single pane;
- fireplaces, although surrounds and hearths have been altered;
- staircase treads and risers, boards to half landing, balusters and hand rail.

The form of the ceilings remains. The original ceilings would probably have been lathe and plaster. This has been replaced, possibly in the 1950s. with battened plaster and matching cornices. The ceiling to the parlour has a moulded floral pattern. Other introduced elements are light fittings and surface mounted conduiting.

Hallway

The entrance hallway is 1600mm wide. There are two doorways immediately inside the front entry, one on either side of the hall. Each is complete with original architraves. The doors are missing. A further doorway at the rear in the south-east wall retains its original six panel door. The paneling is plain.

A dogleg stair rises in the north-west corner of the hallway. The elements of the stair all appear to be original and include jarrah risers and treads, jarrah floor boards to the half landing, simple square jarrah balusters, hardwood handrail and jarrah stringer. The area under the stair has been boarded off with introduced painted timber match boarding. The door into the under stair area is the original six panel back door still hinged from its original position but cut back to suit the new opening. The architrave around the fanlight over the front door is missing.

South west room

This room would have been the main reception room of the original house. The original doorway on the east wall is extant although the door is missing. The original window on the south wall is also extant complete with original architraves and sill, although the mullions have been removed from the sashes. A fireplace on the west wall was probably original but the surround and hearth appear to have been altered. Evidence of alteration to the chimney breast can be seen in the plaster.

Other altered elements are:

- an area of floorboards in the north-west corner of the room that have been replaced with 125 mm jarrah boards.
- the skirting on the west wall has been replaced.

Introduced elements are the archway to the north wall, which was created in the 1980s, and picture rails to each wall.

South east room

This room was originally two small rooms. The line of the dividing wall can be seen in the floor and walls. The rear section has an external doorway on the east wall, which has been blocked up. This door is visible on the 1870s photograph. An original doorway complete with door and architraves is extant at the north end of the west wall. The handles have been removed from this door. An original doorway is also extant at the south end of the west wall. The door has been removed but the architraves are extant. An original timber pane sash window complete with sill, lining and architraves is extant on the south wall. Evidence of an original window on the north wall can be seen in the plaster. Footings are visible on the south section of the east wall. A fireplace on the east wall is probably original but the surround and hearth appear to have been altered. A fuse box on the west wall and vents on east wall are introduced elements.

Stairwell and landing

The stairwell and landing to the first floor is 1600 mm wide. The 160 mm jarrah boards are original, apart from a small section of 50 mm boards adjacent to the west door where the stair was altered to provide adequate access into the west room. The balustrade at this location was altered at the same time. A door extant in the east opening may be original, although it has four panels instead of the six panel found on original ground floor doors. The door on the south wall, which now leads out onto the balcony, replaced an earlier double hung timber sash window.

Bedrooms

The east and west bedrooms are similar in size and elements. The only difference is a fireplace extant on the west wall of the west bedroom. The fire surround and hearth have been altered. There is a protruding chimney from the fireplace below on the east wall of the east bedroom. A small area of jarrah boarding in the floor in front of the fireplace in the west bedroom has been replaced with a lighter timber. The windows on the north wall to both bedrooms have been altered to aluminum, although the original architraves and timber reveals remain. Original double hung timber sash windows are extant on the south walls. The ceilings in the two bedrooms are partially raking. The original ceiling fabric has been replaced with a battened ceiling, but the form of the ceiling appears original. Two clay vents have been introduced to the side walls of each bedroom. Evidence on the existing walls and floors of both bedrooms indicates that dividing partitions were constructed within each of the rooms at some stage.

Enclosed verandah

The balcony was added to the building before 1954 and enclosed at an unknown date. Internal finishes consist of fibre cement lining to the introduced walls and ceiling. Windows are timber fixed pane. The north wall retains its original render and two of the original windows.

Skillion extension

The skillion extension to the rear was constructed in two sections. The section of skillion immediately to the north of the original north wall is probably that seen in the 1870s photograph. Fabric that could be original to this section is the west wall, possibly the corridor walls, the north wall of the kitchen, the timber board ceiling on the west side of the building and the timber roof plate on the north wall of the two storey section. A footing is exposed along the west and east walls. Other fabric in this section of the building is not considered authentic, and includes narrow (50 and 35 mm) mm jarrah floor boards and a timber casement window to the west. According to the current owner Jo McInnes, the north wall on the west side of this early skillion and the foundations of a stove, which was part of the north wall, were removed in 2001. This area contains a dining area to the west, and part of the kitchen to the east. A central corridor between these two areas is a continuation of the main hallway.

Extension to skillion

The extension to the early skillion was added at an unknown date. This area now contains an extension to the dining area and toilets. The central corridor also continues into this section. The floorboards are narrow jarrah boards.

East addition

A single storey extension to the east was added onto the building post 1954. This area contains an extension to the kitchen, further storage areas and a toilet.

Condition

The building is in good condition both internally and externally. It was well constructed originally and the structure appears sound. The building has been adequately maintained since it became a restaurant in the early 1980s. There is some cracking in the render on the east and west walls and on the chimneys. Internally the only cracking visible is in the under stair area. There is little evidence of rising damp.

13.3 COMPARATIVE INFORMATION

There are only six buildings in the Albany townscape that have to date been identified on the City of Albany Municipal Heritage Inventory as being older than *Kooka's Restaurant Building*. Two of these are located in the same area as *Kooka's Restaurant Building* on the southern face of Mt. Clarence close to the original shore line of Princess Royal Harbour. These are:

- Patrick Taylor's Cottage (1833) which is located to the north-west of Kooka's on the adjacent site; and
- Cheyne's Cottage (c. 1832) at the east end of Stirling Terrace at the rear of Norman House. (*Kooka's Restaurant Building* is located at the west end of Stirling Terrace.) An internal inspection showed that the original jarrah floorboards and nails extant in this building are similar to those in *Kooka's Restaurant Building*.

Both of these buildings are single storey and have Victorian Georgian style qualities. Patrick Taylor's cottage is constructed of wattle and daub and Cheyne's Cottage is constructed of imported English brick.

Kooka's Restaurant Building is the oldest remaining building in the streetscape of Stirling Terrace, as Cheyne's Cottage is located behind Norman House and

is no longer visible from the street. It is also the oldest two storey building on the south side of Mt. Clarence facing Princess Royal Harbour.

The four other buildings in Albany that are older than *Kooka's Restaurant Building* are located on the north side of Mt Clarence. Two of these are two storey:

- the farmhouse at the Old Farm at Strawberry Hill (1836) is a two storey building in the Victorian Georgian style as is *Kooka's Restaurant Building* but the walls are face granite and the roof is imported Welsh slate;
- Old Surrey, Burt Street (1841) a two storey building with casement windows constructed by James Newell, the father or brother of Dorothea (Dolly) Pettit, who was James Cooper's partner or wife. Cooper constructed *Kooka's Restaurant Building* and Dorothea lived in *Kooka's Restaurant Building*.

The remaining two buildings are single storey:

- the cottage at the Old Farm at Strawberry Hill could date from as early as 1833. This building is constructed of pise. The roof was originally imported Welsh slate but the present roof is corrugated iron;
- Captain Middleton's cottage at 1, Wylie Crescent was constructed of mud bricks in 1834.

Other buildings which are extant and were part of the urban fabric of the early (pre 1860) foreshore of Princess Royal Harbour although later than *Kooka's Restaurant Building* are:

- The *Old Goal* (1852);
- The Bond Store (1854) a double gabled brick Victorian industrial building;
- The Rectory of St. John's Church, York Street. Originally constructed in granite as a single storey residence in 1850, the second storey was added in rendered brick in 1875. A first floor balcony surrounds the house;
- *Wollaston House*, initially constructed as a brick building on the foreshore in 1830 and reconstructed on Duke Street in 1850. This two storey building has not been inspected internally but externally the aesthetic differs from *Kooka's Restaurant Building* with a more rambling form and a number of gables;
- 136 Brunswick Road was constructed in 1850 but extended in the 1890s when the Federation façade was added;
- Mouchemore's cottage, 1 Parade Street (c. 1850);
- Norman House, at the east end of Stirling Terrace, is a two storey rendered house, which according to the City of Albany Municipal Heritage Inventory, was constructed in 1858. A brief inspection showed that some of the detailing was identical to *Kooka's Restaurant Building*, in particular the skirtings, stair balusters and handrail (although curved), the form of the first floor ceilings, some of the remaining original six light double hung timber sash windows, and doors (although the beading around the paneling of the internal doors is more ornate than *Kooka's Restaurant Building*). The front door was identical in style although slightly wider (960mm). The internal proportions of the rooms are larger and the ceiling spaces higher than *Kooka's Restaurant Building*.

- *Camfield House* (1852 with late C19th two storey additions);
- Dr. Baesjou's house (c. 1860) where the roof is hipped but a verandah on all sides of the building differs to the aesthetic of *Kooka's Restaurant Building*.

Photographs of Stirling Terrace in the 1870s show that the streetscape of the north side of Stirling Terrace was dominated by two storey Victorian Georgian houses. These were mostly replaced between 1880 and 1910 by the grander commercial Victorian and Federation Classical buildings. *Kooka's Restaurant Building* is the only surviving building from this early streetscape.

The lower side of Stirling Terrace, where the land abutted the foreshore, also contained a number of single and two storey rendered houses, many of which appeared to have Georgian influences. These were removed when the railway was constructed and again *Kooka's Restaurant Building* is the only surviving building from this early townscape.

In summary, *Kooka's Restaurant Building* is the oldest two storey building from the original settlement on the shore of Princess Royal Harbour.

It is the only surviving building from the early Victorian Georgian streetscape of Stirling Terrace, and is the oldest place with streetscape value in the Albany townsite.

It is a particularly fine example of the Victorian Georgian style of architecture, and is rare as the oldest surviving two storey rendered brick of this style building in Albany.

13. 4 REFERENCES

No key references.

13. 5 FURTHER RESEARCH

Further research may provide additional information about the place, including the builder(s), and alterations to the place such as the addition of the verandah, internal modifications etc.