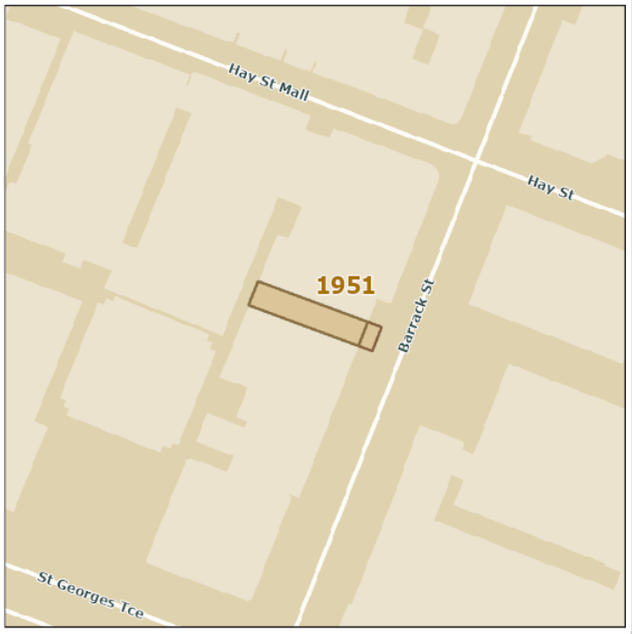
Heritage Place Record Form

Adopted



NAME AND LOCATION DETAILS

Place Name	Yeates Chambers
Street Address	"YATES CHAMBERS", 37 Barrack Street, PERTH WA 6000
Location Description	
Other Names	Yates Chambers
Historical Street Address	37 Barrack Street; 35 Hay Street; 35-37 Hay Street PERTH 6000
Historical Perth Town Lot	F1
Place ID	1951
COP Property Key	175126
Property Titles	Lot 7 P 989

PLACE DETAILS

Place Type	Individual Building or Group
Local Heritage Survey	28/03/2023
Local MHI - Draft	13/03/2001
Local MHI - Adopted	13/03/2001
Local Heritage List	19/09/2006
Local Heritage Area	Barrack Street (Adopted 05/08/2009), Hay Street Mall (Proposed)
Local Heritage Area – Building Contribution	Contributory
State Heritage Register	No
Commonwealth Listed	No

Other Listings	
Heritage Agreement	
Conservation Management Plan	
Original Construction Year	1896 (1896 - 1896)
Additional Construction Year (1)	
Additional Construction Year (2)	
Demolition Year	

INTEGRITY OF USE

Original - General Use	Commercial
Original - Specific Use	Shop/Retail Store (single)
Present - General Use	Commercial
Present - Specific Use	Shop/Retail Store (single)
Integrity - Summary	High

PHYSICAL DESCRIPTION

Architectural Style 1 General	Federation (c.1890-c.1915)
Architectural Style 1 Specific	Romanesque
Architectural Style 2 General	
Architectural Style 2 Specific	
Archaeology	
Physical Description	

Three storied narrow building with each level differentiated by different architectural details. Central arch extends into the open crown pediment. Typical example of inter-war Romanesque style of architecture. Face brick with Stucco decoration. Dominant parapet gable and tourelles.

Walls 1 Material	Brick - Face
Walls 2 Material	Render - Smooth
Roof Material	
Architect	
Builder	
Other Associations	

HISTORY

Barrack Street was so named because it is located adjacent to the parade ground and barracks set aside for the original planning of Perth for officers and soldiers. This area extended from St. George's Terrace to Hay Street and from Barrack Street to Pier Street. The barrack ground formed the buffer in the original plan for Perth between the western commercial area and the eastern administrative part of town. The area became the site for various government buildings including the Town Hall in 1867. Barrack Street was subdivided in the 1890's. Many lots with narrow frontages were created but Many investors bought adjacent lots to develop larger buildings.
Example of a commercial building constructed in Perth during the period of expansion and development that followed the gold rush of the 1890's. Before the gold boom, the area of Barrack Street between Hay Street and

St Georges Terrace belonged to Lionel Samson, one of Perth's most prominent merchants. In 1895, his family sold and subdivided the lot and it became a new and fashionable space for business chambers.
In 1898, the building was occupied by architects, surveyors, engineers, solicitors, barristers, accountants and mine agents. The building became known as Yates Chambers in the 1920s when it was occupied by Yates Optician. Other uses at that time included Australian Feature Films.

WESTERN AUSTRALIAN HISTORIC THEME

3. Occupations - 308 Commercial services and industries

AUSTRALIAN HISTORIC THEME

3. Developing Local, Regional and National Economies - 3.19 Marketing and retailing

STATEMENT OF SIGNIFICANCE

The place is of aesthetic significance as an example of a commercial building constructed during the period of economic affluence and increased development that followed the gold boom.
The place is of historic significance because it reflects the expansion and development of commerce and trade in the City of Perth in the early years of the twentieth century.
The place is a representative example of a commercial building constructed in Perth during the period of devilment and consolidation following the gold boom.

NATURE OF SIGNIFICANCE

HERCON Value A - Its importance in demonstrating the evolution or pattern of Perth's history

The place is of historic significance because it reflects the expansion and development of commerce and trade in the City of Perth in the early years of the twentieth century.

HERCON Value B - Its importance in demonstrating rare, uncommon or endangered aspects of Perth's heritage

HERCON Value C - Its potential to yield information that will contribute to an understanding of Perth's history

HERCON Value D - Its importance in demonstrating the characteristics of a broader class of places

The place is a representative example of a commercial building constructed in Perth during the period of devilment and consolidation following the gold boom.

HERCON Value E - Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations

HERCON Value F - Its importance in exhibiting particular aesthetic characteristics valued by any group or community

The place is of aesthetic significance as an example of a commercial building constructed during the period of economic affluence and increased development that followed the gold boom.

HERCON Value G - Any special association it may have with the life or work of a person, group or organization of importance in Perth's history

HERCON Value H - Its importance in demonstrating a high degree of creative or technical achievement

HERCON Value I - Any HERCON Value I - Any other characteristic it may have that in the opinion of the decision making body is relevant

CONDITION AND AUTHENTICITY

Condition	Fair
Building Fabric Authenticity	Medium level of authenticity as it has lost original detail at ground floor level but intact above.

CLASSIFICATION OF SIGNIFICANCE

Exceptional – Category 1 - Essential to the heritage of the locality. Rare or outstanding example.

REFERENCES

City of Perth Heritage Inventory;
'Guidelines for the Rejuvenation of Barrack Street' Jane McKenzie Architectural Dissertation, Curtin University 1993;
Wise's Post Office Directories 1893-1944
HCWA website, Heritage and Conservation Professionals heritage place assessment 2009

DATE OF SURVEY/ASSESSMENT

Initial date	
Last modified Date	

IMAGES