



NAME AND LOCATION DETAILS

Place Name	Durham House
Street Address	"DURHAM HOUSE", Unit 1-43/838-842 Hay Street, PERTH WA 6000
Location Description	
Other Names	
Historical Street Address	838-842 Hay Street
Historical Perth Town Lot	
Place ID	2010
COP Property Key	177915
Property Titles	Lot 1-43 SP 36191

PLACE DETAILS

Place Type	Individual Building or Group
Local Heritage Survey	28/03/2023
Local MHI - Draft	13/03/2001
Local MHI - Adopted	
Local Heritage List	20/12/1985
Local Heritage Area	King Street (Adopted 12/05/2009)
Local Heritage Area – Building Contribution	Contributory
State Heritage Register	No
Commonwealth Listed	No
Other Listings	
Heritage Agreement	
Conservation Management Plan	01/12/2008 TRIM ID 142978/08 Draft;

Adopted

	01/06/2009 TRIM ID 97256/09 Original Copy 1; 01/06/2009 TRIM ID 97258/09 Original Copy 2
Original Construction Year	1916; 1924 (1916 - 1924)
Additional Construction Year (1)	
Additional Construction Year (2)	
Demolition Year	

INTEGRITY OF USE

Original - General Use	Commercial
Original - Specific Use	Commercial
Present - General Use	Commercial
Present - Specific Use	Commercial
Integrity - Summary	High

PHYSICAL DESCRIPTION

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

Two storey commercial building with battlement parapet and distinctive pediment crowning as arched fanlight window parapet. Street facade is embellished with pilasters and florid motifs but has lost original shop fronts at ground level.

Walls 1 Material	Brick - Rendered
Walls 2 Material	Render - Smooth
Roof Material	Metal - Corrugated Iron
Architect	
Builder	
Other Associations	

HISTORY

Prior to the 1890's the area around King Street was characterised by workers' cottages with shops, coal yards, smithies and foundries located in the adjacent areas of Murray and Hay Street. In the mid 1890's some smaller businesses began to establish themselves in existing cottages and a number of larger enterprises erected substantial new offices and warehouses in the area. Earlier uses primarily served the local population, however this later development was more broadly based and was a direct response to the expansion of the city centre during the gold rush. The period from the 1890's to early decades of the twentieth century was characterised by a vigorous public works and corresponding expansion of commerce and trade. During this period, the character of the area around King Street was established. The property was owned by Stephen James Chipper who operated his coach building business from the Hay Street frontage which had a house and sheds in the 1870s. By the 1890s his son Donald had changed the business to undertaking and operated a business from part of the lot which had been subdivided. The brick building which fronted Hay Street was rented as a shop and boarding house. Many warehouses, importers and merchants were located in this part of Perth due to its close location to

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the train line, city markets and the retail areas of the city. In 1916 the ownership changed to Sir James Connolly who further subdivided the lot and a new two storey building was constructed, Durham House. The design has been credited to architect William Arthur Nelson and built by W. Leaster. The building had space for shops on the ground floor, rooms on the upper floor and a warehouse at the rear. The property went through to Murray Street which became a separate listing as Munster House. Shops were located at ground level and Joan Stacey's Dance School above. The building was extended along Munster Place in 1924 and then housed Sharpe's Dining Room. In 1929 the building was developed and a new entrance to the rooms on the upper floor was built, changes to the façade were also completed as designed by architect Fred Upton. In 1995 the property was developed into six residential apartments and further floors were added to the warehouse for new apartments. In 1953 the tenants purchased the property as a syndicate.

WESTERN AUSTRALIAN HISTORIC THEME

- 1. Settlement & Mobility - 111 Depression and boom
- 3. Occupations - 308 Commercial services and industries
- 6. People - 605 Famous and infamous people

AUSTRALIAN HISTORIC THEME

- 3. Developing Perth's (Local, Regional & National) Economies - 3.19 Marketing & retailing
- 3. Developing Perth's (Local, Regional & National) Economies - 3.21 Entertaining for profit
- 4. Building Perth (Settlements & Cities) - 4.1.5 Developing city centres
- 8. Developing Perth's Cultural Life - 8.10 Pursuing excellence in the arts & sciences
- 8. Developing Perth's Cultural Life - 8.10.4 Designing and building fine buildings

STATEMENT OF SIGNIFICANCE

The place is a fine example of the Federation Free Classical style and contributes to the King Street Precinct streetscape, which comprises a number of two and three-storey retail and warehouse buildings from the turn of the twentieth century.

The place is representative of a type of two and three-storey commercial building constructed around the turn of the twentieth century in the inner-city area that comprised ground level shops with offices above and featured an associated warehouse.

The place has particularly strong social associations for its occupation by Wrightson's Dance Studio in the post-World War Two years.

The place is associated with Sir James Connolly, a well-known Western Australian businessman and parliamentarian of the early twentieth century, and with the architects William Arthur Nelson and Frederick Upton.

The place is indicative of the development of the inner-city area over the last decades of the twentieth century as former commercial premises were adapted for new uses, including residential premises.

NATURE OF SIGNIFICANCE

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

The place is indicative of the development of the inner-city area over the last decades of the twentieth century as former commercial premises were adapted for new uses, including residential premises.

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

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

The place is representative of a type of two and three-storey commercial building constructed around the turn of the twentieth century in the inner-city area that comprised ground level shops with offices above and featured an associated warehouse.

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

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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

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The place is associated with Sir James Connolly, a well-known Western Australian businessman and parliamentarian of the early twentieth century; and with the architects William Arthur Nelson and Frederick Upton.

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

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

CONDITION AND AUTHENTICITY

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

CLASSIFICATION OF SIGNIFICANCE

Considerable – Category 2 - Very important to the heritage of the locality.

REFERENCES

COP Heritage Places File 1.10/838
City of Perth - Draft Municipal Heritage Inventory (2001) Full Set
Durham House, Perth Conservation Management Plan, 2009,
Palassis Architects and Kalgoorlie Miner 24 September 1953, accessed via Trove
<https://trove.nla.gov.au/newspaper/article/256939775?searchTerm=durham%20house>

Adopted

DATE OF SURVEY/ASSESSMENT

Initial date

Last modified Date

IMAGES

