

Mackays Aerated Waters Factory (fmr)

Perth

CONSERVATION PLAN

FOR THE EAST PERTH REDEVELOPMENT AUTHORITY

December 2002



Executive Summary

Cause of Study

This study was commissioned by the East Perth Redevelopment Authority, in accordance with the Government Heritage Property Disposal Process, prior to the sale of the place. Following consideration by the Heritage Council, the place is being considered for entry into the State Register of Heritage Places (HCWA Database No 8728). The purpose of the conservation plan is to set out the cultural heritage significance of the place and to guide the future use, conservation and maintenance of *Mackays Aerated Waters Factory (fmr)*.

Historical Overview

Mackays Aerated Waters Factory (fmr) was established on the present site in 1928 by Francis Charles McKay and James Thomson. McKay was a hotel keeper in Kalgoorlie until moving to Perth in 1924. He joined James Thomson as partner in a new business in Monger Street, which traded under the name of Mackay and Co. Thomson already operated a cordial manufacturing business at 38-42 Monger Street.

In 1928 Mackay and Thomson established the factory on its present site. Mackay died five years later. Thomson took up the business and retained the business's name. Following Thomson's death in 1934, his son took up the business and expanded the factory premises which included major additions in 1943. In 1962, the addition fronting Lindsay Street further extended the premises. Around this time, Mackay and Co were licensed to bottle Pepsi-Cola and subsequently targeted by the Coca-Cola Company for acquisition. In 1966, Coca-Cola purchased the business interests but not the factory of Mackay and Co. The Mackay name continued to be used at the Coca-Cola plant at 661 Newcastle Street.

After the cessation of manufacturing of soft drinks and aerated waters at Money Street the factory was leased and later sold to Skippers Transport. In 1985, the place was resumed by Government and leased to various organisations over the subsequent fifteen years. In early 2002, the site continues to be used as a building materials salvage yard by Earthwise Enterprises.

Description of the Place

Mackays Aerated Waters Factory (fmr), a single and double storey brick and iron building, comprises a 1928 factory building at 22 Money Street (Lot 106), with a 1942 single storey extension fronting Money Street and a 1962 extension through to Lindsay Street (Lot 124). 1943 additions front 14 to 22 Money Street (Lots 107, 108 and 109).

Statement of Significance

Mackays Aerated Waters Factory (fmr), a single and double storey brick and iron building, has cultural heritage significance for the following reasons:

the place is valued for its aesthetic contribution to the Money Street streetscape, with its substantial formal street façade, and is a recognised landmark in the community;

the place is a fine example of a light industrial building of the Inter War period, in the Functionalist style, few of which are extant in the inner city area of Perth;

the place reflects the commercial development in Perth during the economic growth of the mid to late 1920s;

the place is associated with, and represents the work of the architectural firms, Oldham Boas & Ednie Brown (1928) and Powell, Cameron and Chisholm (1942-43); and,

the place is associated with three generations of the Thomson family who operated the Mackays Aerated Waters Factory, firstly in association with Francis McKay from 1928 to 1933 and then until 1966.

The 1962 addition on Lot 124 is not considered significant.

Intentions of the Conservation Policy

The intentions of the conservation policy are:

- To retain and reveal significance
- To identify feasible and compatible uses
- To meet statutory requirements
- To work within procurable resources; and
- To anticipate threats and opportunities¹.

Summary of Conservation Policy and Implementation Strategy

The conservation policies are directed towards the retention of significance of the place whilst allowing for compatible use and future development.

Strategies for the implementation are set out throughout the policy section and are explicit in a schedule of prioritised works near the end of the document.

¹ Kerr, J.S., *The Conservation Plan: A Guide to the preparation of conservation plans for places of European Cultural significance*, National Trust of Australia (NSW), 2000, p.24.

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Introduction

Background

This report has been commissioned by the East Perth Redevelopment Authority the owners of the place. Following the preparation of the heritage assessment documentation the place has been recommended for entry into the State Register of Heritage Places.² This conservation plan includes:

- the assessment of the cultural heritage significance of the place based on the assessment documentation for entry in the State Register;
- a determination of the nature and extent of that cultural heritage significance of the place;
- an appropriate conservation policy for the place, recognising the various constraints and opportunities affecting the place; and,
- management guidelines to implement the policy and to retain and reveal the cultural significance of the place.

Study Area

Mackays Aerated Waters Factory (fmr) is situated on the eastern side of Money Street and extends southwards from the corner of Little Parry Street. The building forms an L shape fronting Nos 10-22 Money Street (Lots 109.108, 107 and 106) and runs the length of Little Parry Street between Money Street and Lindsay Street with a secondary entrance at No 19 Lindsay Street (Lot 124). Directly behind the southern end of the building is a vacant lot (Lot 121) at 11 Lindsay Street, which also provides access to the building from Lindsay Street.

Methodology

The methodology adopted for this report is based on James Semple Kerr's, *The Conservation Plan: A guide for the preparation of conservation plans for places of European cultural significance* (National Trust of Australia NSW, fifth edition, 2000), the conservation philosophy of the *Australia ICOMOS Burra Charter* 1999 and the Heritage Council of Western Australia's criteria for entry into the register of Heritage Places.

Study Team

Palassis Architects

- Nerida Moredoundt, B. Sc.(Arch) B.Arch, Grad Dip Sc.
- Martin Turnor, B. Arch.
- Don Wallace, B.App.Sci. (Arch.Sc.) B. Arch. (Hons.)

Historian

- Wayne Moredoundt, B.A. (Hons) Grad Dip Public History

² LWCA Database # 8778

Explanatory notes

Terms

Terms taken from the *Australia ICOMOS Burra Charter 1999* have been used in this conservation plan and are set out below.³

Place means site, area, land, landscape, building, or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new materials into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact, on cultural significance.

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of a place but is not at the place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

Abbreviations

Battye	J.S. Battye Library of Western Australian History
HCWA	Heritage Council of Western Australia
DOLA	Department of Land Administration
Trust	National Trust of Australia (WA)
SROWA	State Records Office of Western Australia
PWD (WA)	Public Works Department (of Western Australia)

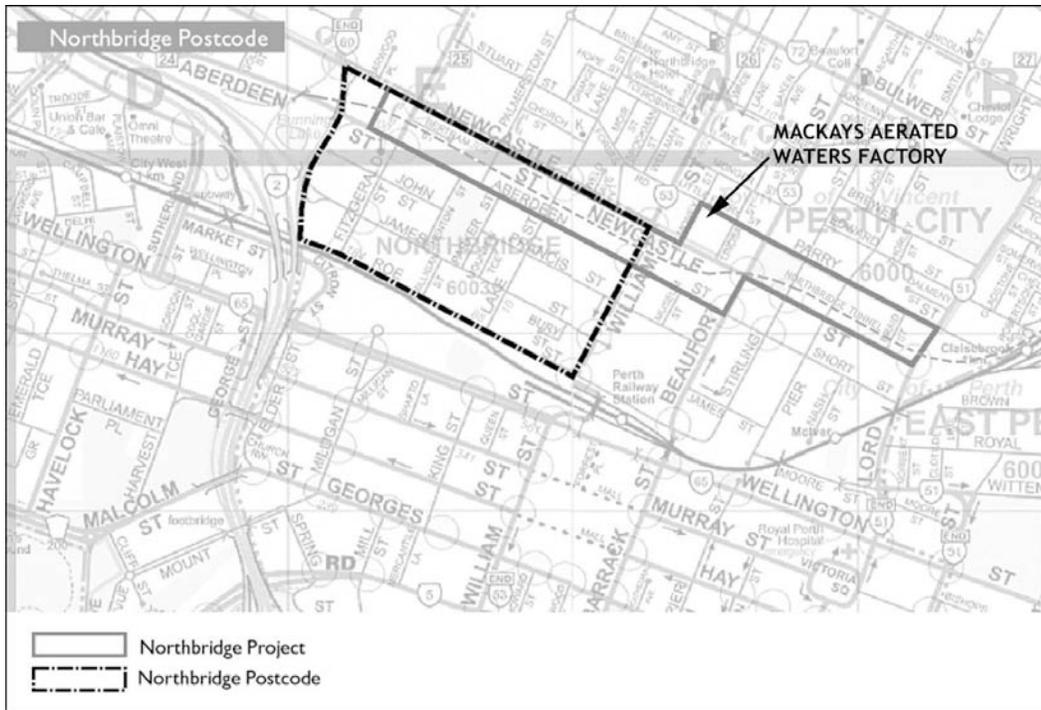


Figure 1: Map of the Northbridge area showing the location of Mackays Aerated Waters Factory (fmr). Courtesy EPRA.

Understanding the Place

The documentary evidence outlined below is incorporated directly from the documentary evidence included in the State Register of Heritage Places assessment documentation for the place, prepared by Wayne Moredoundt.

Documentary Evidence

Mackays Aerated Waters Factory (fmr), a single and double storey brick and iron building, comprises a 1928 factory building at 22 Money Street (Lot 106), with a 1942 single storey extension fronting Money Street and a 1962 extension through to Lindsay Street (Lot 124). 1943 additions front 14 to 22 Money Street (Lots 107, 108 and 109).

Money Street is situated on land that was originally part of Lake Thomson, with the development of this area linked to the use of the lake beds for agricultural purposes and, later, in providing space for housing in the population boom created by the gold rush of the late 19th century.

The site chosen for the main administrative centre for the Swan River Colony was a ridge situated between the Swan River to the south and a chain of fresh-water lakes and swamps to the east and north. Although the value of these wetlands was not appreciated initially, by 1840 an attempt to drain such an area for gardening purposes was made by Thomas William Mews. Mews, a shipwright and boat builder, owned Suburban Lot 28, which incorporated Lake Thomson, drained some of the lake bed in order to cultivate vines and fruit trees.⁴

In the two decades from 1850, city streets were extended northwards, and more land to the immediate north of the city was marked out for town lots. William Street (known as Hutt Street north of the city) was extended to Newcastle Street (then known as Ellen Street), but ended there, blocked by Lake Thomson.⁵ After the death of Thomas Mews in 1877, ownership of the Lake Thomson land was transferred to his son, James Robert Mews. In the 1880s, James Mews began to sell off parcels of this land, with a portion acquired by solicitor, S.H. Parker. On a section that included a house which had been used by the Mews as a residence, Parker developed the Beaufort Arms Hotel.⁶

With the gold boom of the 1890s a large population increase in Perth encouraged investment in land and speculative building for housing and business premises. In 1892, B.H. (Harry) Anstey amalgamated seven separate parcels of land which he developed into a 9.1 hectare residential subdivision. The streets in this subdivision were Money, Parker (Lindsay), and Moore (Monger) Streets, and Robinson Avenue. Hutt (William) Street was

⁴ *Perth Gazette*, 10 October 1840, p. 3.

⁵ C.T. Stannage, *The People of Perth*, Perth City Council, 1979, p. 128.

⁶ City of Perth Rate Books, 1884-1891.

extended north through the estate, and Ellen (Newcastle) Street formed the southern boundary. A reserve for the lake's drain feeding into Claise Brook passed through the estate, and was known at various times as Forbes Lane, Beaufort Lane, Parry Lane, and finally, Little Parry Street.⁷

During the mid 1890s, settlement in the area was scattered between Beaufort and Money Streets, with large areas remaining vacant. The 1890s gold boom, which resulted in a dramatic increase in the city's population, led to this area becoming more densely settled. Various types of cottages, and a few commercial premises, which provided a range of goods and services, began to appear along the streets during the latter half of the 1890s. Significant buildings included the Beaufort Arms Hotel on the corner of Beaufort and Newcastle Streets (since demolished), Henry (Harry) Moore's bakery and flour mill, in Lindsay Street, and Mackays Aerated Waters factory in Money Street.

Mackays Aerated Waters Factory (fmr) comprises a 1928 factory building at 22 Money Street (Lot 106) extending through to Lindsay Street (Lot 124) and 1943 additions fronting 14 to 22 Money Street. The 1943 additions required the demolition of houses at No. 18 (Lot 107), No. 14 (Lot 108), and No. 10 (Lot 109).

In 1895, George Drabble acquired Lots 106 and 124, bordering the south side of a drain reserve, and Lot 126 on Lindsay Street. Initially he constructed a pair of semi-detached residences on Lot 126, while the other two lots remained vacant. PWD sewerage plans indicate a fenced area with a well on Lot 106, possibly used for grazing purposes.⁸ In 1928, Lots 106 and 124 were purchased by Francis Charles McKay and James Thomson, cordial manufacturers, who already operated a cordial manufacturing business at 38-42 Monger Street.⁹

McKay had originally been a hotel keeper in Kalgoorlie where he leased the British Arms Hotel from 1900 to 1923. In that year he purchased the hotel, finally selling the property in 1924, when he moved to Perth. There he joined James Thomson as partner in the new business in Monger Street, which traded under the name of Mackay and Co.¹⁰

With the purchase of Lots 106 and 124 in 1928, Thomson and McKay commissioned architects Oldham Boas and Ednie-Brown to design the brick and iron factory building, which was constructed in the same year. The façade of the factory was embellished with the words 'Mackays Aerated Waters'¹¹

⁷ DOLA Plan 613; PWD Sewerage Plac c. 1900.

⁸ WAGR sewerage plan, 1910.

⁹ Certificate of Title, Vol. 75, Folio 137 and 138, 14 October 1895, 17 May 1928; City of Perth Rate Books, 1910-1930.

¹⁰ Registrar-General's Pioneer Index (WA). Battye Library, microfiche.

¹¹ City of Perth Planning Files, 902/28, July 1928, floor plan and site plan.

With the death of Francis McKay on 29 August 1933, his interest in the Money Street property was acquired by James Thomson, who continued trading under the existing name of the business.¹² Later in 1934, James Thomson died at sea while on his way back to Australia from a visit to Scotland. Title to the Money Street land was transferred to his widow Jesse Thomson and two other executors of the estate on 11 February 1935.¹³ On 1 December 1936, following the death of one of the executors of the estate, title to Lots 106 and 124 was passed to John Stephen Smith and Jesse Thomson who became joint proprietors of the land by survivorship.¹⁴ By virtue of a vesting declaration contained in a Deed of Appointment of new trustees (dated 1 July 1937) the estate and interest of John Stephen Smith and Jesse Thomson was vested in Jesse Thomson and Rowland Vivian Slee.¹⁵ In 1942, Jesse Thomson married Charles Reeves. Between 1939 and 1945, Jesse Reeves (nee Thomson) and Rowland Slee purchased the adjoining properties at No. 18 (Lot 107), No. 14 (Lot 108), and No. 10 (Lot 109) Money Street and incorporated them into the extensions to Mackays Aerated Waters premises.

Number 10 Money Street (Lot 109) was acquired in 1897 by Evelyn Eliza Baker, with a residence on the land built sometime the following year, at which time it was occupied by Evelyn and her husband, Thomas Henry Baker.¹⁶ Also in 1897, the adjoining Lot 108, 14 Money Street, was purchased by Evelyn Baker's mother, Eliza Ann Meakins.¹⁷ Although the PWD sewerage plan of 1897 shows a large structure on the Lot 108, a residence is not recorded until 1899, when the occupiers are listed as Eliza Ann and Joseph George Meakins.¹⁸ In 1904, mother and daughter exchanged property titles, with Eliza Meakins now holding the title to 10 Money Street (Lot 109) and Evelyn Baker the owner of 14 Money Street (Lot 108).¹⁹ In fact the two families had already swapped residences in 1900, according to the Rate Book entry for that year.²⁰

In 1909, Eliza Meakins sold 10 Money Street to Patrick Mulligan.²¹ Initially the property was leased by Mrs Mary Jones, until 1914, when Patrick Mulligan resided there himself.²² Within a few years, the residence was occupied by renters with George Ernest West

The name of the factory as found on the façade of the 1928 building and as shown on the architectural drawings is 'MACKAYS AERATED WATERS' and is spelt differently to the name of the co-owner, Francis Charles McKay.

¹² Certificate of Title, Vol. 75, Folio 137 and 138, 17 January 1934.

¹³ Death and Funeral Notices, *West Australian*, 30 September 1934; Certificate of Title, Vol. 1036, Folio 982, 11 February 1935.

¹⁴ Certificate of Title, Vol. 1036, Folio 982, 1 December 1936.

¹⁵ Certificate of Title, Vol. 1036, Folio 982, Application 890/1939.

¹⁶ Certificate of Title, Vol. 108, Folio 6, 17 January 1987; Registrar General's Marriage Index (microfiche); City of Perth Rate Books, 1896-1900.

¹⁷ Certificate of Title, Vol. 136, Folio 19, 26 October 1897.

¹⁸ PWD Sewerage Plan 5647, sheet 7, 1897; City of Perth Rate Books, 1896-1900.

¹⁹ Certificate of Title, Vol. 108, Folio 6, 12 August 1904, Certificate of Title, Vol. 136, Folio 19, 12 August 1904.

²⁰ City of Perth Rate Books, 1896-1900.

²¹ Certificate of Title, Vol. 108, Folio 6, 15 May 1909.

acquiring the property in 1935.²³ In 1945, the title to 10 Money Street was transferred to Jessie Reeves and Rowland Slee.²⁴

After Evelyn Baker had acquired the title 14 Money Street in 1904, she and her husband Thomas Baker resided there until the property was transferred, in 1909, to Eli Plummer, of Nottingham, England.²⁵ The following year the property was transferred to Eli Plummer's son, Frederick Robertson Plummer, and in 1911 to the latter's wife, Mary Rowena Martha Plummer.²⁶ A short time later, the property was again transferred, to Jennie Vogt.²⁷ Jennie Vogt, and her piano tuner husband Fritz Vogt, already owned 15 Money Street, where they resided from 1903 to 1921.²⁸ The Vogts utilized the property as an investment, with the residence rented out.²⁹ When Jennie and Fritz Vogt moved from Money Street in 1921, they subsequently sold both their properties, with 14 Money Street purchased by Anthony Nelson Austin, a engineer and pattern maker with a business in East Perth.³⁰ 14 Money Street continued as a rental property.³¹

In 1925, title to 14 Money Street was acquired by Eva Mary Collings who continued to lease out the property until her death in 1941. A short time after this, the title to 14 Money Street was transferred to Marjorie Valentine Glasson, the executor of the estate of Eva Collings.³² Two years later, 14 Money Street was purchased by Jessie Reeves and Rowland Slee.³³

Lot 107, 18 Money Street, which along with Lots 108 and 109 would later be used in the expansion of the Mackay's Aerated Waters Factory, was purchased by Margaret Miller in 1897. Margaret and her husband, James Miller were already living at 18 Money Street at this time, in a house that was constructed around 1895.³⁴ By 1910, the property at 18 Money Street was rented out, and continued to be so with the transfer of the title to Margaret Miller's son, Thomas Ker Miller, in 1914.³⁵ The property was acquired by Morris Zusman in 1920, and again, in 1923, by Charles Young.³⁶ In 1939, 18 Money Street was purchased by Jessie Thomson and Rowland Slee.³⁷

²² City of Perth Rate Book, 1910; Post Office Directories, 1910-14.

²³ Post Office Directories, 1915-35; Certificate of Title, Vol. 942, Folio 77, 17 December 1935.

²⁴ Certificate of Title, Vol. 942, Folio 77, 5 July 1945.

²⁵ Certificate of Title, Vol. 136, Folio 19, 31 March 1909.

²⁶ Certificate of Title, Vol. 440, Folio 117, 24 August 1910, 10 February 1911.

²⁷ Certificate of Title, Vol. 440, Folio 117, 12 June 1911.

²⁸ Certificate of Title, Vol. 165, Folio 109, 17 February 1903; City of Perth Rate Books, 1910-20.

²⁹ City of Perth Rate Books, 1910-20.

³⁰ Certificate of Title, Vol. 440, Folio 117, 15 December 1922.

³¹ City of Perth Rate Books, 1920-25.

³² Certificate of Title, Vol. 440, Folio 117, 26 February 1925, 16 July 1941.

³³ Certificate of Title, Vol. 1075, Folio 436, 11 January 1943.

³⁴ Certificate of Title, Vol. 107, Folio 124, 16 March 1897; City of Perth Rate Books, 1895-1900.

³⁵ Certificate of Title, Vol. 107, Folio 124, 18 November 1914; City of Perth Rate Books, 1910-1920.

³⁶ Certificate of Title, Vol. 605, Folio 194, 31 January 1920, 5 June 1923.

³⁷ Certificate of Title, Vol. 605, Folio 194, 15 February 1939.

In 1942, the first alterations to Mackays Aerated Waters Factory were undertaken, with plans drawn up by architects Powell, Cameron and Chisholm³⁸ and building work carried out by Hawkins and Son. This work involved adding a single storey manager's office and general office at the front of the building, with a rendered parapet façade to the street front.

In 1943, more extensive alterations and additions, a continuation of the work begun the previous year, extended the factory building across the adjoining lots. The façade was carried across the front of numbers 14 and 18 Money Street, with the words 'Mackay and Co 1943' added at this time. Plans of the works undertaken indicate that the residences at 10, 14 and 18 Money Street were demolished in the process.³⁹ It was possible for the Company to carry out this construction project in spite of war-time stringencies because Mackay and Co. products were supplied to the armed forces.⁴⁰ In 1946 a thirty-foot high mild steel boiler stack was installed in the 1928 factory building⁴¹ and in 1950 alterations were made to the office and storerooms.⁴²

Mackays Aerated Waters Factory produced a large range of aerated waters and cordials, and mixed alcoholic drinks. The Company's ginger beer was sold in 5, 10 and 18 gallon kegs, with the larger size bought by retailers who sold the brew by the glass, while the smaller sizes were purchased for private functions and parties.⁴³

In 1950, after the death of Rowland Vivian Slee, Jesse Reeves assumed sole ownership of Mackays Aerated Waters Factory. In 1955, title to the land on which the business was situated was transferred to a syndicate of family members- Jesse Reeves and her daughters, Margaret Cameron Natt, Jessie Short, and Davina Stuart Armstrong- each of whom held an undivided quarter share of the property.⁴⁴

In 1961, Jesse Reeves divorced her second husband and changed her name by deed poll to her first married name of Jesse Thomson.⁴⁵ Around this time, the Company took on business partners to access capital for further expansion of the firm. In 1962, the company acquired an adjoining property at 11 Lindsay Street, which was situated behind

³⁸ City of Perth Planning Files, 0002/42, September 1942.

³⁹ City of Perth Planning Files, 0073/43, February 1943.

⁴⁰ From information provided by James Stewart Natt, grandson of co-founder James Thomson, and General Manager of Mackay and Co. from 1952-66. Cited in Laura Gray and Irene Sauman, '(Draft) Heritage Assessment: Money/Lindsay Street Study Group', prepared for the Town of Vincent, January 2001.

⁴¹ City of Perth Planning Files, 0664/46, August 1946.

⁴² City of Perth Planning Files, 0884/50, May 1950.

⁴³ From information provided by James Stewart Natt. Cited in Gray and Sauman, '(Draft) Heritage Assessment: Money/Lindsay Street'.

⁴⁴ Certificates of Title: (Lots 106 and 124), Vol. 1075 Folio 982, 15 November 1950; Vol. 1182 Folios 362 and 363; (Lot 107), Vol. 605 Folio 194, Vol. 1182 Folio 364; (Lot 108), Vol. 1075 Folio 436, Vol. 1182 Folio 366; (Lot 109), Vol. 942 Folio 77, Vol. 1182 Folio 365. A separate title was issued to Jessie Reeves for her share in each of the Lots.

⁴⁵ Certificate of Title, Vol. 1182 Folio 362, 8 August 1961.

10 Money Street, in order to further extend the factory premises⁴⁶. In the interim, the residence at 11 Lindsay Street was used to store signs and other advertising material for the company. Alterations were carried out to 11 Lindsay Street and further additions were made to the factory building, extending it over the whole of Lot 124, fronting Lindsay Street, to plans developed by Cameron, Chisolm and Nichol.⁴⁷

Also around this time, Mackay and Co. negotiated the right to bottle Pepsi-Cola, and was subsequently targeted by the Coca-Cola Company for acquisition. In 1966, Coca-Cola went on to purchase the business interests of Mackay and Co., but not the Money Street properties. While operations ceased at the Money Street premises, the Mackay name continued to be used at the Coca Cola plant at 661 Newcastle Street. This strategy by Coca-Cola effectively removed Pepsi-Cola from the Western Australian market for a few years. After the cessation of manufacturing of soft drinks and aerated waters at the Money Street premises the Mackays Aerated Waters Factory was leased to the haulage company, Skippers Transport.⁴⁸

After the death of Jesse Thomson in 1969, ownership of the Mackays Aerated Waters Factory premises was transferred to a syndicate of the three remaining original partners, who each held five sixteenth shares each, plus James Stuart Natt, with one sixteenth share.⁴⁹

In 1980, S.J. Quinliven Pty Ltd, the parent company of Skippers Transport, acquired the title to the Mackay Money Street properties, and, in 1983, the title was transferred to Skippers Transport Pty Ltd.⁵⁰ In July 1985, the properties were resumed by the Metropolitan Region Planning Authority, although Skippers Transport continued to occupy the site until the end of 1986. After this time, from June 1987 until December 1990, the premises were leased by Chas Hopkins Furniture Pty Ltd, which used the place as a storage facility for their retail operations. A number of short-term tenants utilized the premises from this time, including a ceramic tile company, the Australian Defence Forces, as a training facility, the Latin American Cultural Association, and Lesbian and Gay Pride.⁵¹

Ownership of the properties was assumed by the East Perth Redevelopment Authority (EPRA) in June 2000. As at early 2001, the site is used as a building materials salvage yard by Earthwise Enterprises and continues that use in December 2002.

⁴⁶ Information provided by the Ministry of Planning indicates that the residence at 11 Lindsay Street was demolished sometime between 1980 and 1985. Natt Cited in Gray and Sauman, ('Draft) Heritage Assessment: Money/Lindsay Street.'

⁴⁷ City of Perth Planning Files, 1148/62, April 1962.

⁴⁸ From information provided by James Stewart Natt Cited in Gray and Sauman, ('Draft) Heritage Assessment: Money/Lindsay Street.'

⁴⁹ Certificate of Title, Vol. 1182 Folio 362, 11 October 1969.

⁵⁰ Certificate of Title, Vol. 1322 Folios 481-485, 23 June 1980, 8 December 1983.

⁵¹ Information provided by the Ministry of Planning. Cited in Gray and Sauman, ('Draft) Heritage Assessment: Money/Lindsay Street.'



Figure 2: Detail of an 1897 PWD Sewerage plan showing the area in the vicinity of Mackays Aerated Waters Factory (fmr). PWD Sewerage plan 5647, Sheet 7, 1897.

North is to the top of the page.



Figure 3: Mackays Aerated Waters factory with T-Model Ford delivery trucks. James Thomson (in hat) and Francis Charles McKay (in braces). Photo taken c.1930. This photograph shows the 1928 Money Street facade before the additions of 1943.

Courtesy James Natt, grandson of James Thomson and former General Manager, Mackay & Co. Published in Gray, Laura, and Sauman, Irene, *Heritage Assessment Money/Lindsay Street Study Group, Perth* (Unpublished report for Town of Vincent, January 2002), no page numbers.

Location of Mackays Aerated Waters Factory (fmr)

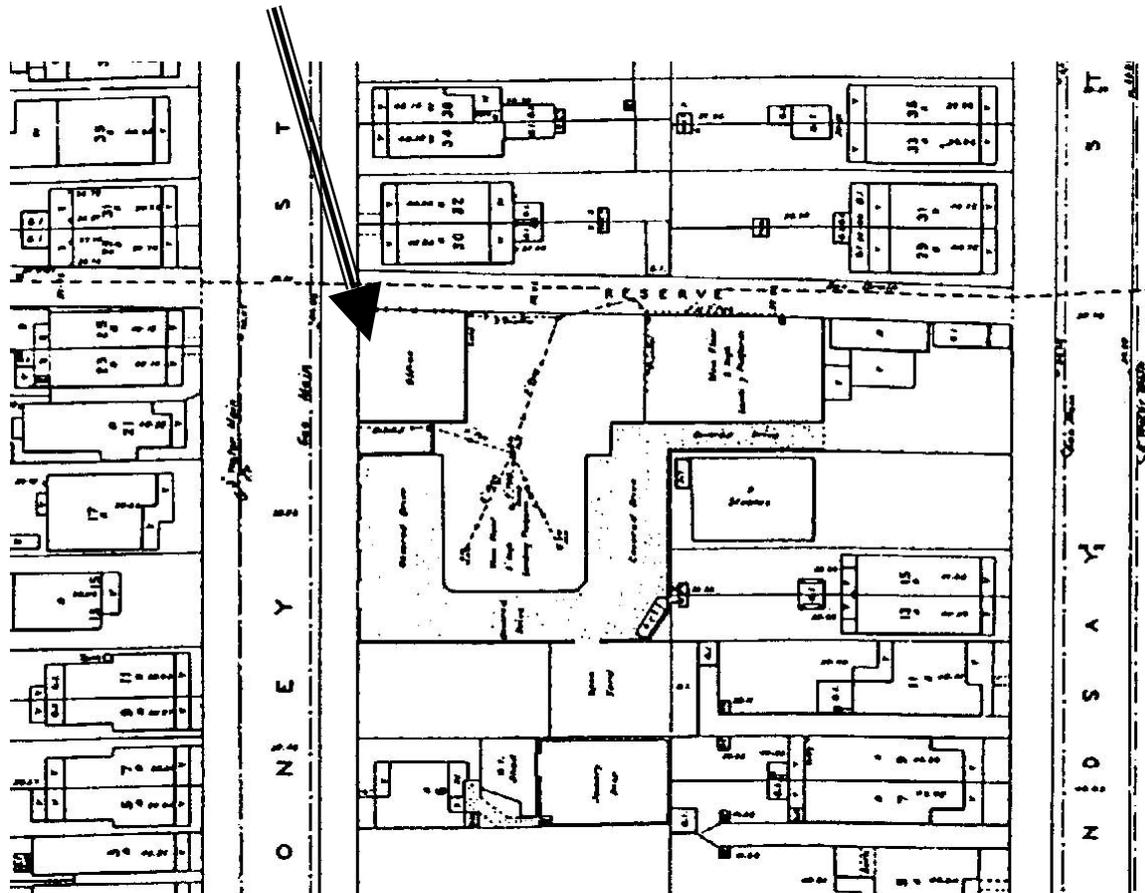


Figure 4: Detail of a 1950 Metropolitan Sewerage map showing the area in the vicinity of Mackays Aerated Waters Factory (fmr).

MWSS & DDWA 1522, Sheet No. 61. Public Records Office.

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Physical Evidence

The physical evidence outlined below is incorporated directly from the physical evidence included in the State Register of Heritage Places assessment documentation for the place, prepared by Palassis Architects. The physical evidence is based on information gathered during an inspection of the place undertaken in May 2001. Subsequent site inspections were undertaken in February and March 2002 to inform the conservation policy. Floor plans are included on page 17-18. Photographs are included following page 19.

Siting

Mackays Aerated Waters Factory (fmr) is situated on the eastern side of Money Street and extends southwards from the corner of Little Parry Street. The building forms an L shape fronting Nos 10-22 Money Street (Lots 109, 108, 107 and 106) and runs the length of Little Parry Street between Money Street and Lindsay Street with a secondary entrance at No 19 Lindsay Street (Lot 124). Directly behind the southern end of the building is a vacant lot (Lot 121) at 11 Lindsay Street, which also provides access to the building from Lindsay Street. There are no set backs to the street to any of the elevations.

Street trees are prominent in Money Street and obscure much of the view of the northern end of the building in Money Street. However there are no street trees at the southern end of the building and the open storage area at this end is open to view from the street.

Exterior

The Money Street elevation comprises a rendered brick parapet wall divided into bays by stepped engaged columns. The first five bays at the northern end of this elevation feature metal framed multi-paned windows to each bay. A timber framed double door has been inserted into the fourth bay. The next six bays have two openings with a sliding timber door and a metal framed roller door providing vehicular access. The parapet to these bays steps up to the prominent central parapet with the words '1943 MACKAY & CO' and a flagpole in the centre. The last three bays contain a metal roller door, a boarded up metal framed window and a full width opening to the southern most end.

Behind the first five bays at the northern end, setback four and a half metres, is a two storey section of the building. This section and the hipped roof brick and iron factory behind it comprise the factory which was constructed in 1928. The Money Street elevation of this section is symmetrical with a bay to either side featuring red face brick flanking the wide central parapet with the words 'MACKAYS AERATED WATERS'. Beneath the parapet are five bays of metal framed multi-paned windows.

The Little Parry Street elevation (north) comprises a rendered single storey return to four and a half metres. The remainder of the elevation is red face brick punctuated by metal

framed multi-paned windows. There is evidence of various extensions to the 1928 building along this northern elevation with three different roof forms beyond the hipped roof of the 1928 section. Immediately to the east is a rolled vented and skylighted roof with vented gambrels. A hipped roof supported on large steel beams runs perpendicular to this roof. The remainder of the roof is a double sawtooth roof with highlights on the southern side. All the roofs are clad with corrugated iron with a variety of profiles painted galvanised iron roof plumbing.

The section of the building roofed by the double saw tooth roof comprises the 1962 addition to the factory. The Lindsay Street elevation of this addition presents a simple rendered façade divided into three bays. The southern most bay has a metal roller door for vehicular entry. The other two bays contain two sets of metal framed multi-pane windows. The southern elevation of this section is a face brick parapet wall built to the boundary line. The southern elevation and the northern elevation along Little Parry Street reveals the reinforced concrete structural system of this section of the building.

The central six bays of the Money Street elevation form the front of the 1943 addition. A double saw toothed corrugated iron roof extends beyond the parapet wall the full length of the lot, which is approximately half of the distance between Money and Lindsay streets. The southern wall is punctuated by two openings. There are no openings in the eastern wall of this section. The last three bays form what is essentially a boundary wall to an open storage area. A timber framed corrugated iron shed has been constructed in this area adjoining the 1943 section of the factory. A face brick parapet wall forms the southern boundary wall perpendicular to Money Street.

Interior

Internally the factory area is largely an open space with minimal columns. The internal walls are face brick which has mostly been painted. There are engaged piers to the walls forming a series of bays.

The floor is at two levels - ground level and dock level. The ground level is mostly bituminised and the dock has a concrete floor. The dock forms most of the floor to the factory area. It is constructed on face brick supporting walls with a series of brick arches to the eastern side. The dock to the 1962 is supported by concrete blocks.

The two storey section of the building is supported internally on rendered brick columns. The floor level of this section is at dock level and comprises a concreted floor with a rendered brick walls forming a number of office and store rooms. A return timber stair leads to the first floor area. This first floor comprises timber floors, face brick walls and some recent timber framed stud walls.

The single storey front area at the northern end of the Money Street elevation is the 1942 extension to the factory and is reached by steps up from street level. It has a timber floor and mostly rendered brick walls. There are steps up to the dock level. The entrance area retains built in cupboards and a foyer to the 1928 entrance with three curved steps.

Generally the place remains largely as constructed and continues to be utilised for warehousing activities. There have been some modifications to accommodate changes in use over time internally and there have been a number of additions to the 1928 building as the factory expanded. There have also been some changes to the external door and window openings.

The place is in fair condition. There is evidence of lack of maintenance over the years. There is moderate to severe cracking to the brickwork and render, and deterioration of metal elements including window frames and roof sheeting and plumbing.

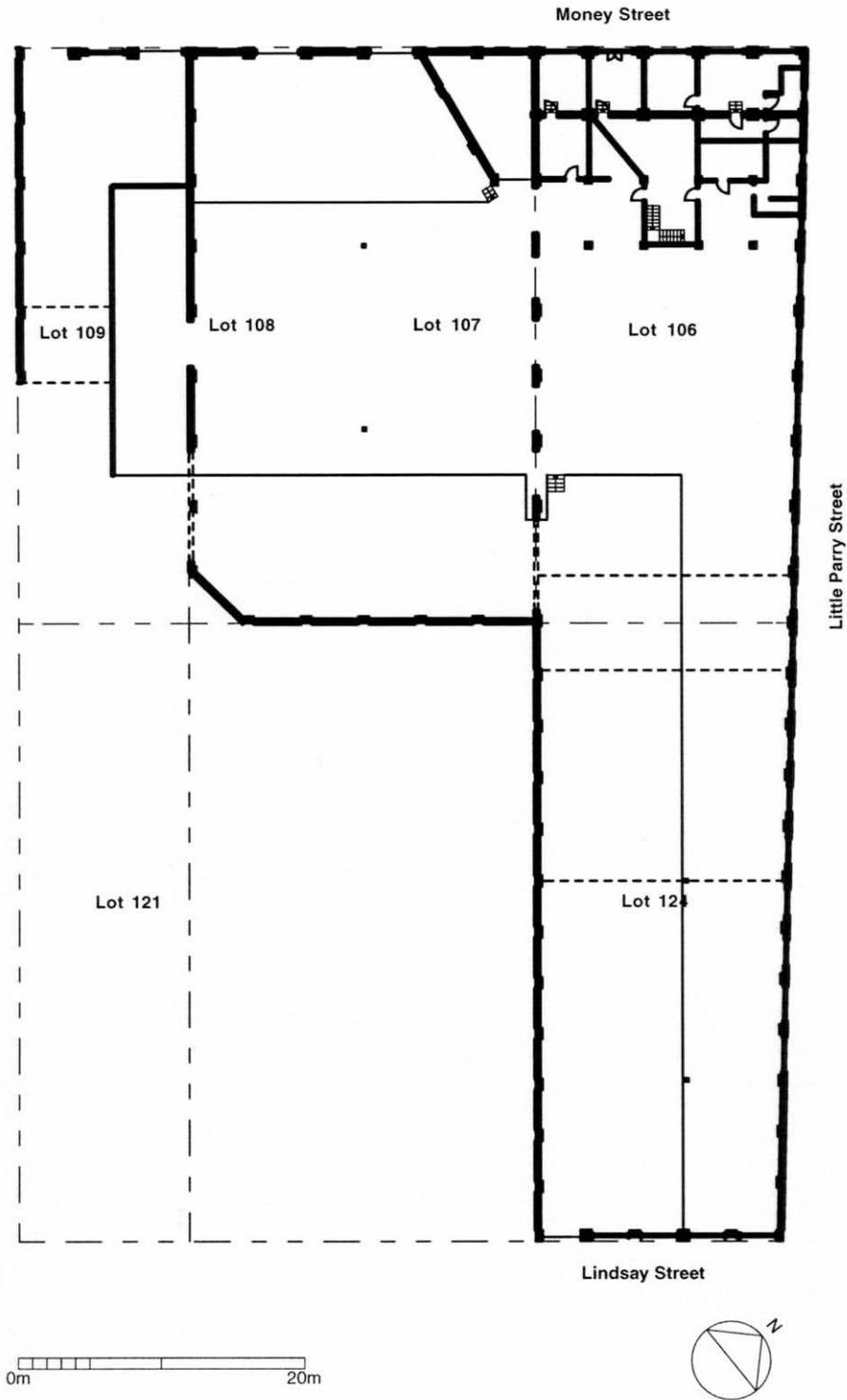


Figure 5: Sketch ground floor plan of Mackays Aerated Waters Factory (fmr). Palassis Architects, August 2001.

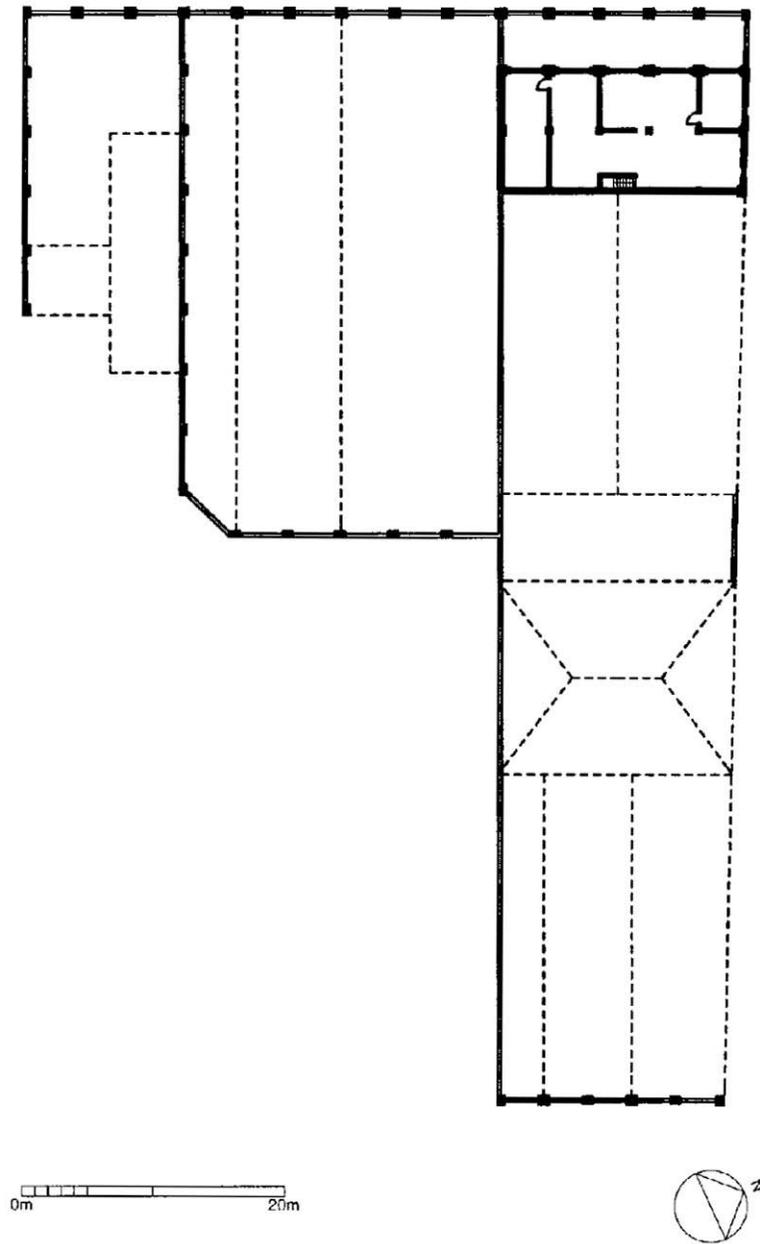


Figure 6: Sketch first floor plan of Mackays Aerated Waters Factory (fmr). Palassis Architects, August 2001.



Figure 7: Aerial photograph of Mackays Aerated Waters Factory. DOLA 2001.



Figure 8: View of the elevation to the Money and Little Parry streets corner. Palassis Architects February 2002.



Figure 9: View of the northern end of the Money Street elevation. Palassis Architects February 2002.



Figure 10: View of the southern end of the Money Street elevation. Palassis Architects February 2002.



Figure 11: Detail of the parapet to the 1943 addition (Money Street elevation). Palassis Architects February 2002.



Figure 12: Detail of the parapet to the 1928 two storey building (Money Street elevation). Palassis Architects February 2002.



Figure 13: Detail of a window to the northern end of the Money Street elevation. Palassis Architects February 2002.



Figure 14: Detail of the parapet at the north-west corner of the building. Palassis Architects February 2002.



Figure 15 View of the north elevation looking east along Little Parry Street. Palassis Architects February 2002.



Figure 16 Detail of the gutter on the north elevation. Palassis Architects February 2002.



Figure 17 View of the north elevation looking west along Little Parry Street. Palassis Architects February 2002.



Figure 18 View of the doorway to one of the bays to the northern end of the Money Street elevation



Figure 19 View of the Lindsay Street elevation from the south east. Palassis Architects February 2002.



Figure 20 Detail of a window to the Lindsay Street elevation. Palassis Architects February 2002.



Figure 21 Internal view of the 1928 factory looking west. Palassis Architects February 2002.



Figure 22 Internal view of the 1928 factory looking east. Palassis Architects February 2002.



Figure 23 Internal view of the 1928 entrance. Palassis Architects February 2002.



Figure 24 Internal view showing the stairs to the first floor of the 1928 section. Palassis Architects February 2002.



Figure 25 Internal view of the factory looking west from the 1962 addition. Palassis Architects February 2002.



Figure 26 Internal view of the 1943 section of the factory. Palassis Architects February 2002.



Figure 27 Detail showing the loading bays to the 1943 section of the factory. Palassis Architects February 2002.

Analysis of Documentary and Physical Evidence

Sequence of Development

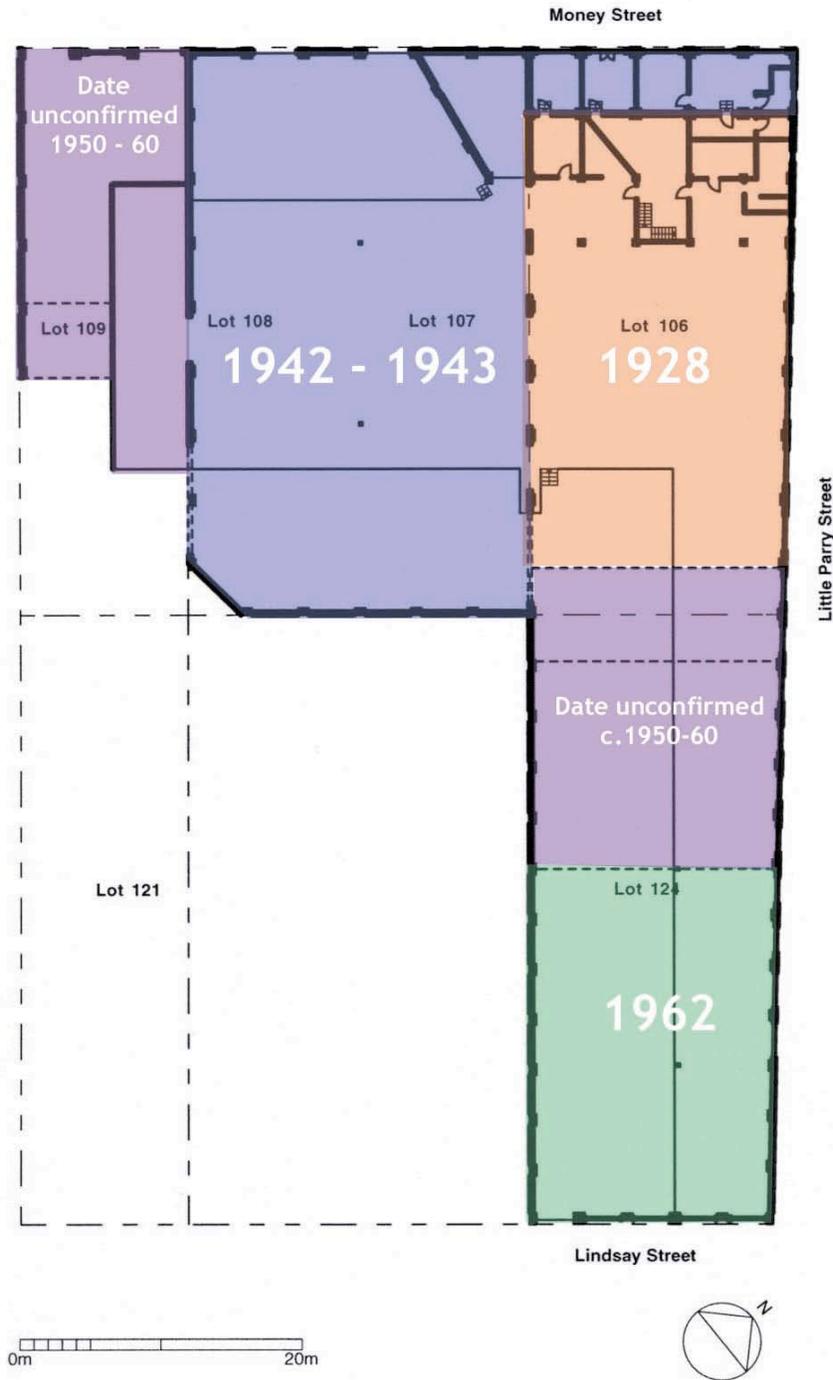


Figure 28: Sequence of development interpreted from the physical and documentary evidence.

Unresolved Issues

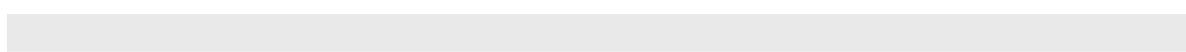
Further research is required to find out the date of the extension between the 1928 section of the building and 1962 addition, and the extension of the façade to the full width of Lot 109. Further research into the extent of factories with a similar purpose in the Perth area would also be useful.

Comparative Analysis

Mackays Aerated Waters Factory (fmr) may be compared to other industrial buildings dating from the inter-war period extant within the Perth region.

Ford Motor Company Building (fmr), North Fremantle, comprises a large industrial building constructed in reinforced concrete, rendered brickwork and steel. The building was constructed in 1929 to the design of the prominent architectural firm Oldham Boas and Ednie-Brown. The complex is dominated by the tall assembly plant building, the façade of which largely comprises full height metal-framed windows. The front façade is articulated by heavy engaged pilasters. Adjoining the assembly plant is the low, spreading form of the office area which has a parapet wall to the front façade. Behind the parapet walls are a series of sawtooth roofs. The front façade is characterised by the use of bold yet restrained ornamentation. The building is in good condition and has been adapted for use as a brewery.

Boans Furniture Factory (fmr), East Perth, is a substantial red-brick building of a robust, utilitarian design constructed c. 1910-1920. The building comprises a two storey section and five adjoining single storey bays. The external walls are buttressed by a series of regularly spaced engaged brick piers. There are metal framed windows to the façade with multiple small panes. Lintels and sills are concrete. The building has corrugated iron clad gable roofs with ridge ventilators. The roof framing comprises timber trusses which are supported on timber posts. The building has been adapted for residential use.



Assessment of Significance

Explanation

The criteria adopted by the Heritage Council of Western Australia in November 1996 have been used to determine the cultural heritage significance of the place. The assessment of significance below is taken directly as assessed for entry of the place into the Register of Heritage Places.

Aesthetic Value

Criterion 1: It is significant in exhibiting particular aesthetic characteristics valued by the community.

The place has importance for its aesthetic characteristics of a substantial formal street façade constructed in 1928 and extended in 1942 and 1943. (Criterion 1.1)

The place is a fine example of a light industrial building of the Inter War period, in the functionalist style. (Criterion 1.1)

The place is important for its design achievement of incorporating the symmetrical façade of the 1928 building into the balanced façade of the 1943 development. (Criterion 1.2)

The place contributes to the Money Street streetscape with its substantial formal street façade and is a recognised landmark in the community. (Criterion 1.3)

Historic Value

Criterion 2: It is significant in the evolution or pattern of the history of Western Australia.

The place is a light industrial complex which was developed during the period of economic growth in the mid to late 1920s. The 1942 and 1943 extensions reflect the importance of light industry in supplying the armed forces during the Second World War. (Criterion 2.1)

The place was a Western Australian operation associated with the production of aerated drinks and cordials from 1928 to 1966, when it was taken over by the multinational Coca Cola company. (Criterion 2.2)

The place is associated with, and represents the work of two well-known Western Australian architectural firms, Oldham Boas & Ednie Brown (1928) and Powell, Cameron and Chisholm (1942-43). (Criterion 2.3)

The place is associated with three generations of the Thomson family who operated the Mackays Aerated Waters Factory, firstly in association with Francis Mackay from 1928 to 1933 and then until 1966. (Criterion 2.3)

Scientific Value

The place has no apparent scientific value.

Social Value

Criterion 4: It is significant through association with a community or cultural group in Western Australia for social, cultural, educational or spiritual reasons.

As a light industrial building, with formal streetscape qualities, which has existed in the locality since 1928, the place has importance in contributing to the community's sense of place. (Criterion 4.2)

Rarity

Criterion: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.

The place is one of the few light industrial buildings of the Inter War period extant in the inner city area of Perth and is therefore rare. (Criterion 5.1)

The place is important in demonstrating a manufacturing function that is no longer practiced, since similar manufacturing is now practised on larger economies of scale. (Criterion 5.2)

Representativeness

Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.

The place is a fine example of a light industrial building of the Inter War period, in the Functionalist style. (Criterion 6.1)

The place is representative of the work of the architectural firms, Oldham Boas & Ednie Brown (1928) and Powell, Cameron and Chisholm (1942-43). (Criterion 6.1)

Condition

The place is in fair condition. There is evidence of lack of maintenance over the years.

Authenticity

The place has a moderate to high degree of authenticity. Although there have been some modifications to the place over time to accommodate changing needs, most of the original fabric is intact.

Integrity

The place is utilised for warehousing activities. It therefore has a moderate degree of integrity.

Statement of Significance

Mackays Aerated Waters Factory (fmr), a single and double storey brick and iron building, has cultural heritage significance for the following reasons:

the place is valued for its aesthetic contribution to the Money Street streetscape, with its substantial formal street façade, and is a recognised landmark in the community;

the place is a fine example of a light industrial building of the Inter War period, in the Functionalist style, few of which are extant in the inner city area of Perth;

the place reflects the commercial development in Perth during the economic growth of the mid to late 1920s;

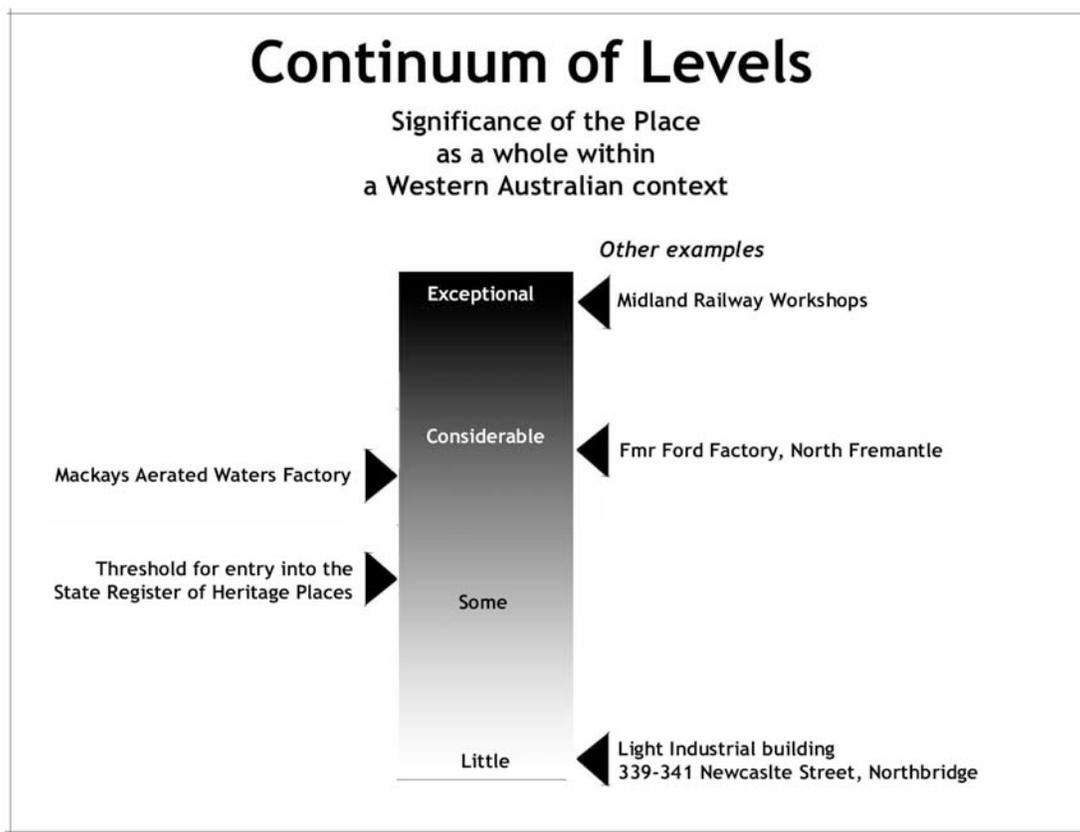
the place is associated with, and represents the work of the architectural firms, Oldham Boas & Ednie Brown (1928) and Powell, Cameron and Chisholm (1942-43); and,

the place is associated with three generations of the Thomson family who operated the Mackays Aerated Waters Factory, firstly in association with Francis McKay from 1928 to 1933 and then until 1966.

The 1962 addition on Lot 124 is not considered significant.

Levels of Significance

An understanding of the degree or level of significance of Mackays Aerated Waters Factory (fmr) provides an important complement to the statement of significance in the preceding section of this report, as such an understanding can assist in establishing priorities for conservation. In general, the higher the level of significance of a place, the greater the care that needs to be taken in determining actions which may impact on its heritage value and importance. The level of significance of Mackays Aerated Waters Factory (fmr) is indicated on the following table. This indicates the overall level of significance within the Western Australian context. Individual elements and areas of the place have differing levels of significance. The zones of significance are shown on the plans in the following sections.



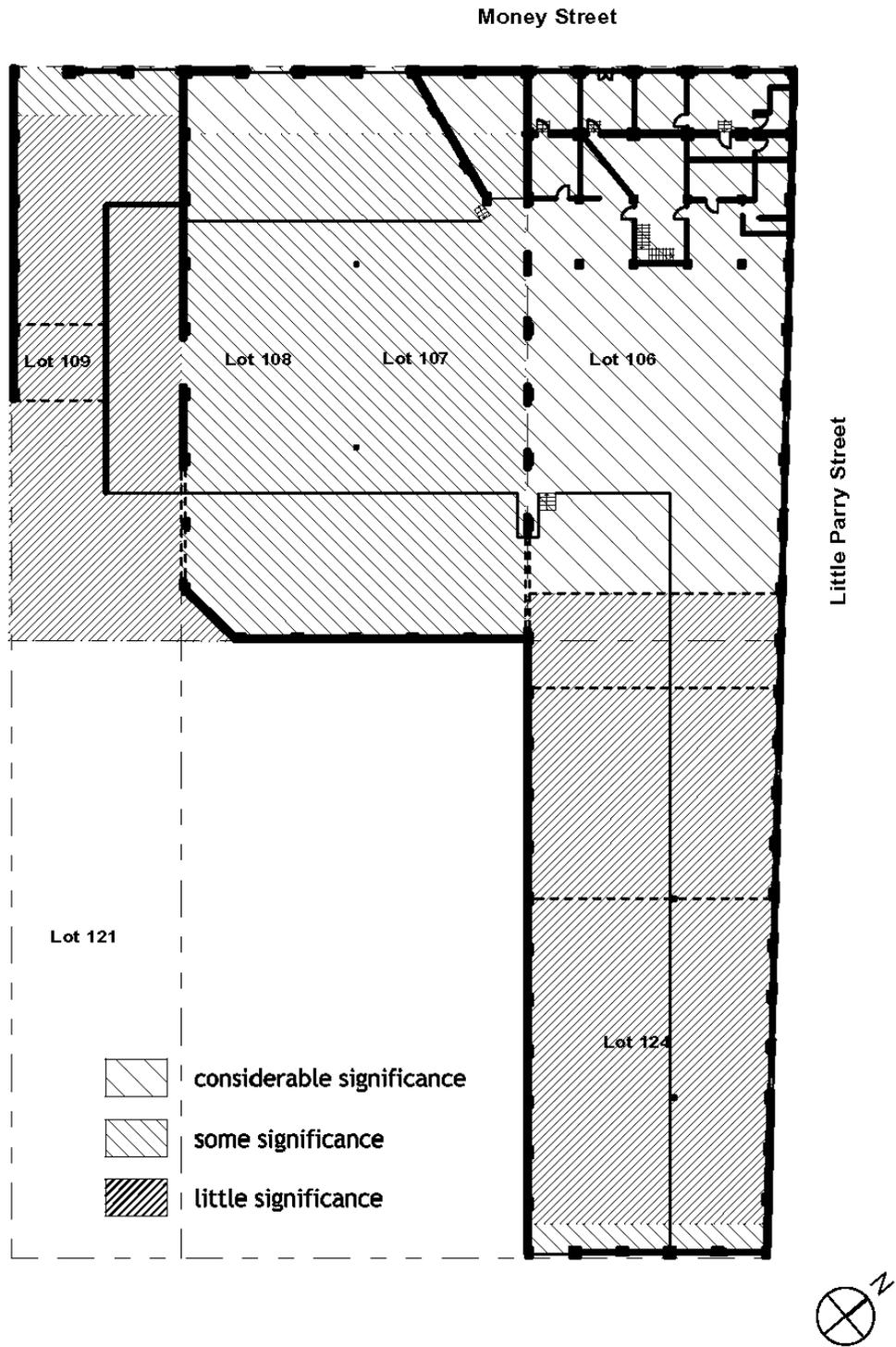


Figure 29: Zones of Significance diagram. Ground floor plan.

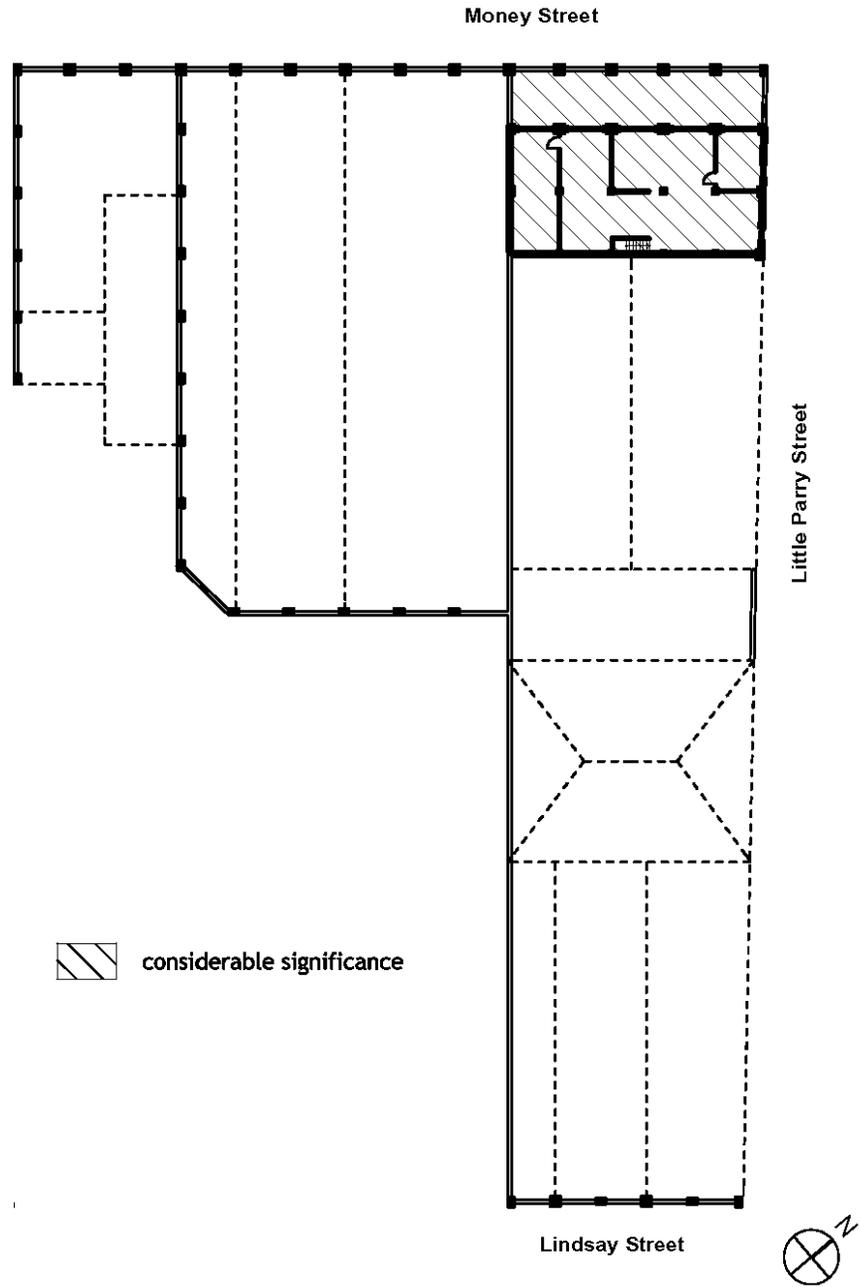


Figure 30: Zones of Significance diagram. Ground floor plan.

Schedule of Significance for Elements of the Fabric

Considerable significance

Lot 106

- Overall form
- Money Street facade
- Original lettering to Money Street facade
- Original masonry walls
- Original external & internal joinery
- Original roof plumbing
- Original fittings and fixtures
- Original floors to offices
- Original ceilings to offices

Lot 107 & 108

- Front façade to Money Street

Some significance

Lot 107 & 108

- Original masonry walls
- Original external & internal joinery
- Original loading bays

Lot 109 façade to Money Street

- Rendered facade
- Original masonry walls
- Original joinery

Lot 124 façade to Lindsay Street

- Rendered facade
- Original masonry walls
- Original joinery

Little significance

- Structures to Lot 109, except for façade to Money Street
- Structures to Lot 124, except for façade to Lindsay Street



Conservation Policy

Introduction

The intentions of the conservation policy are:

- To retain and reveal significance,
- To identify feasible and compatible uses,
- To meet statutory requirements,
- To work within procurable resources; and,
- To anticipate threats and opportunities⁵².

The significance of the place is vulnerable⁵³ to the following factors:

- Vandalism; and,
- Deterioration of the fabric due to lack of maintenance.

Conservation Policies: Methods of Approach

Acceptance of Approach

Conservation policy is guided by the assessment of significance of the place as outlined in the conservation plan

Policy 1 *The assessment of significance for the place as outlined in this document should be accepted as the basis for the conservation and planning of Mackays Aerated Waters Factory (fmr) and its setting.*

Policy 2 *The policies recommended throughout this document should be endorsed as a guide to future work by those responsible for managing the place.*

General approaches to Levels of Significance

The levels of significance provide a guide to conservation actions⁵⁴. Greater care is taken for fabric and elements of more significance. Adaptation and, in some cases, removal of fabric is possible for elements of lesser significance. Intrusive elements should be removed when no longer in use.

⁵² Kerr, J.S, *The Conservation Plan*, The National Trust of Australia (NSW), 2000, p.24.

⁵³ The process of understanding the place, assessing significance, assessing how significance is vulnerable, and developing policies for retaining significance has been set out in Heritage Lottery Fund (UK), *Conservation Plans for Historic Places*, London, 1998, p. 4 and has been cited in Kerr, op.cit., pp. 49-50.

⁵⁴ Refer also to Appendix for the Heritage Council of Western Australia's Standard Conservation Policies arising from Graded Zones, Sections and Elements of Significance.

- Policy 3** *The greater the significance of a fabric or feature of a place, the more care should be taken in actions which may affect it.*
- Policy 4** *Items identified as intrusive should be removed when no longer in use.*
- Policy 5** *Items identified as having little significance may be removed or modified with some freedom.*
- Policy 6** *Items identified as having some significance should be retained and conserved. They may be modified with some freedom.*
- Policy 7** *Items identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.*
- Policy 8** *Items identified as having considerable significance should be retained and conserved. They may be modified in keeping with the overall aims of the conservation policy.*

Use of the Burra Charter

The Australia ICOMOS Burra Charter sets out the principles generally accepted in Australia for the conservation of heritage places⁵⁵. The philosophy embodied in that document has been used as a basis for the formulation of this conservation plan. As such, the Burra Charter forms an important reference document for the present and future custodians of Mackays Aerated Waters Factory (fmr), and may assist in resolving any issues relating to the conservation of the place that are not explicitly dealt with in the conservation plan.

- Policy 9** *In addition to the conservation plan, the principles and processes set out in the Australia ICOMOS Burra Charter should be used to inform decisions relating to the conservation of the place.*

Expert Advice

The *Burra Charter* recognises that caring for a culturally significant place requires expert skills. The input of people with expertise in specialised areas of conservation may also be needed from time to time.

- Policy 10** *A high degree of professionalism is warranted for all aspects of the place's conservation. Any proposed works should be considered with the input of a recognised conservation practitioner who must ensure that the outcome of the proposal aims to retain or enhance the cultural significance of the place and that appropriate specialist advice is sought as required.*

Review of the Conservation Plan

From time to time new evidence will come to light that will afford different interpretations of the place, its significance and the way it should be managed. Circumstances relating to the custody, management and conservation of the place are also likely to change over time, making

⁵⁵ The 1999 revision of the Burra Charter is published online at www.icomos.org/australia

some aspects of this conservation plan inaccurate or obsolete. For this reason the periodic updating of the conservation plan will be required.

Policy 11 *A review of the Conservation Plan should take place within seven to ten years from the date of its adoption. Any new information that comes to light should be noted in the rear of this conservation plan for inclusion in the review.*

Further Research

Future conservation of the place will benefit from continuing research. Areas where further research could continue and might inform how the place is conserved include: the date of the extension between the 1928 section of the building and 1962 addition; and the extension of the façade to the full width of Lot 109. Further research into the extent of factories with a similar purpose in the Perth area would also be useful.

Policy 12 *Further research should continue so that understanding of the place increases.*

Conservation Policies: Use

Ensuring the continued use of a heritage place is often the most effective way of aiding in its conservation.

Policy 13 *The place should continue to be used.*

Compatible and feasible Use

Policy 14 *Uses of the place should be compatible and feasible.*

Policy 15 **It should be recognised that light industrial, commercial or multiple residential uses are all capable of being accommodated compatibly within the place.**

Conservation Policies: Management

Management

Policy 16 *A single entity should be responsible for the planning and management of the place*

Maintenance

Policy 17 *Maintenance of the place should be accepted as the single most important part of the conservation program.*

Policy 18 *Maintenance of the place includes informed supervision of minor and major works and vigilant attention to security in order to reduce the deterioration and protect the place from the risk of fire, vandalism and theft.*

Records

The need to keep publicly available records about places of cultural significance is guided by the Burra Charter. If maintained and added to over time, the records will continue to be of use to future generations.

Policy 19 *A record of actions which have affected the place should be maintained.*

Conservation Policies: Setting and Fabric

Setting

Together with the factory, the plane trees of Money Street are a strong contributor to the character of the street. The trees in front of the factory have been 'butchered' to keep them out of the power lines. The East Perth Redevelopment Authority intends to remove the power poles and provide power underground, this will enable the street trees on both sides of the street to thrive.

Policy 20 *An arboriculturalist should advise on the treatment of the existing plane trees with the object being to keep them alive and provide for their future replacement if required.*

Policy 21 *The existing Ficus sp. at the margins of the property should be removed before damage to significant fabric is caused.*

Vehicular Access

Policy 22 *Cars and other vehicles may be parked within areas of the building, with the exception of the two storey 1928 section and its 1942-3 single storey addition to the corner of Money Street and Little Parry Street.*

Policy 23 *Crossovers to all vehicle gates should be maintained.*

Signage

Excess signage can clutter and confuse the experience of places with cultural heritage significance. It is therefore necessary to limit the amount of signage.

Policy 24 *An overall signage policy should be developed for the place to ensure that signage does not adversely affect the cultural heritage significance of the place.*

Policy 25 *The installation or permanent display of commercial, directional and regulatory signage on the site is generally unacceptable. Exceptions may be made where:*

- *the signage is for temporary use and has no physical impact on the building fabric;*
- *the signage is required to protect the fabric of the place or the physical wellbeing of visitors; or*
- *the signage is low key and part of an interpretation strategy for the place.*

Lighting

Policy 26 *New light fittings should be of a simple, modern design and should be chosen for their effect rather than as features in themselves.*

Security

Aluminium security doors and screens should be avoided if possible as they can be intrusive elements. New technologies such as glazing film may assist in providing improved security in a non-intrusive way.

Policy 27 *Any security devices should not be dominant features of the place.*

Policy 28 *New technologies, such as glazing films and stainless steel mesh fly-wires, may be used to minimise the intrusion of security features.*

Exterior fabric

Policy 29 *The appearance of the place shall not be altered in such a way as to compromise its aesthetic value. Furthermore, the placement of new elements, including signage, plantings or structures, shall have a minimal impact on the place's character.*

Money Street Facade

Policy 30 *The Money Street facade shall be repaired and reconstructed to its 1943 form.*

Policy 31 *The delaminating render of the Money Street facade should be investigated prior to reconstruction and repair.*

Policy 32 *The c.1950-1960 southern section of the Money Street facade shall be repaired and reconstructed to its original form. The area behind this section of the facade should only be reconstructed if useful and if adequate evidence to reconstruct the area can be found.*

Policy 33 *There shall be no new openings to the Money Street elevation except the one necessary to reconstruct its form as set out in the preceding policy.*

Little Parry Street Elevation

- Policy 34** *The western half of this elevation shall be retained and conserved.*
- Policy 35** *The brick wall beneath all but one of the large steel windows of Little Parry Street's western section may be adapted by the removal of the brick wall as long as all the windows are reconstructed.*
- Policy 36** *The damaged brickwork on the Little Parry Street elevation should be rebuilt as soon as practical unless a decision to adapt the wall as a first priority is made.*
- Policy 37** *The 1962 wall extending east along Little Parry Street to Lindsay Street may be retained or removed depending on future use as long as a return sufficient to support the Lindsay Street facade is retained.*

Lindsay Street Elevation

- Policy 38** *The Lindsay Street elevation shall be retained and conserved.*

Interior fabric

- Policy 39** *The interiors shall be conserved in accordance with the general policies regarding future development.*
- Policy 40** *The interiors of the two storey section of the 1928 and its 1942-3 single storey addition on the Money Street side shall be reconstructed to their form as in place in 1943 as far as possible.*

Conservation Policies: Future Development

The Burra Charter, the assessment and the specific policies set out in this document with regard to fabric, spaces and features of the place together provide a comprehensive framework for conservation. Given the future use opportunities currently anticipated, it is timely to set out what the maximum development of the place could be whatever its use. As the level of significance varies and those parts of greater significance are at the extremities of the site, there exists the possibility for new development within the existing structure. Zones for conservation and development are shown on Figure 31 below.

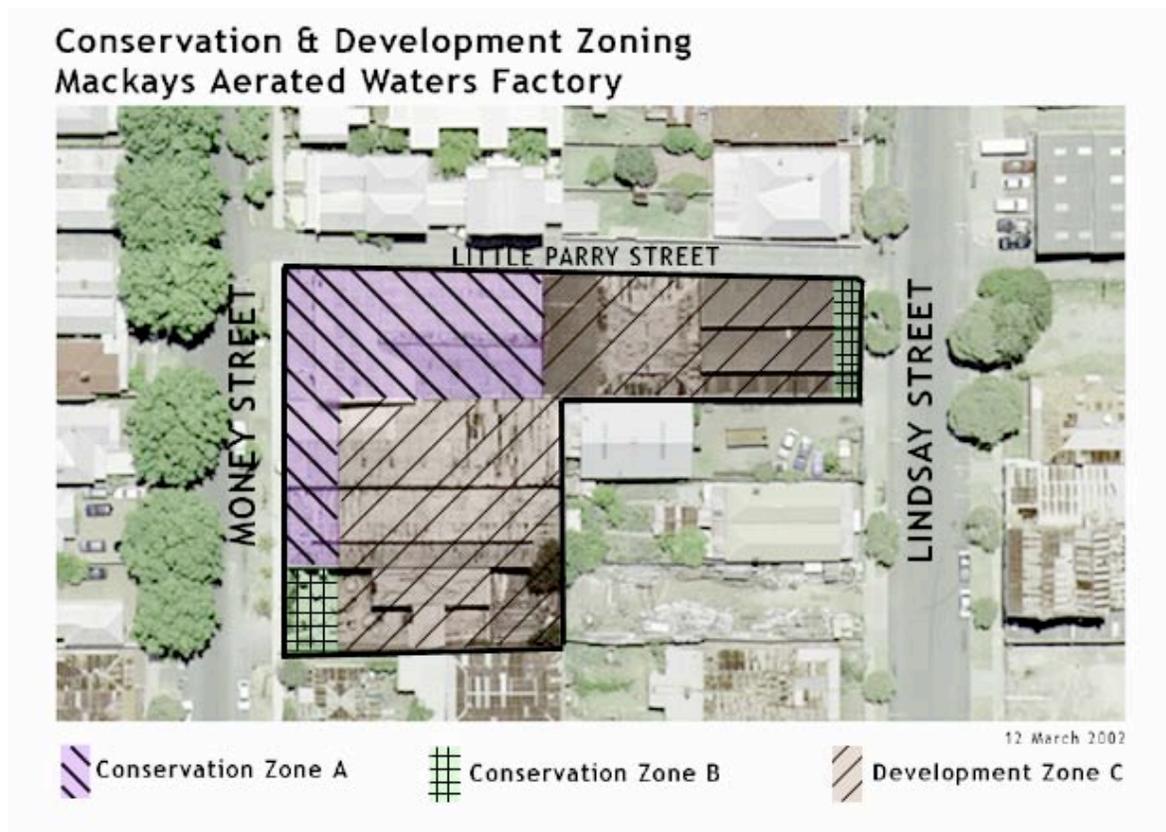


Figure 31 Areas for future development of the place.

- Policy 41** *The zones set out in Figure 31 above shall be accepted as a guide to the conservation and new development of the place at a broad level.*
- Policy 42** *Any new development within Conservation Zone A as described on Figure 31, must not extend outside the envelope of the existing fabric. Significant fabric in that zone shall be retained using the processes of conservation described specifically elsewhere in this document.*
- Policy 43** *Any new development within Conservation Zones B as described on Figure 31, must not extend above the height of the existing parapet walls in these areas. Significant fabric in these zones shall be retained using the processes of conservation described specifically elsewhere in this document.*

- Policy 44** *Development Zone C as described on Figure 31, may be developed to a height of three storeys or may be opened up to give open space as long as consistent with all other policies in this conservation plan. Fabric in these zones shall be retained using the processes of conservation where described specifically elsewhere in this document. Fabric not so described may be altered or removed as long as comprehensive recording by an expert industrial archaeologist is carried out prior to removal of fabric.*
- Policy 45** *Any new structures shall be detailed to ensure that there is a clear visual separation between the original building and new structures*
- Policy 46** *Any new development shall respect the form scale and materials of existing significant fabric but should be readily identifiable as new work*

Heritage Impact Statement

A useful way of reviewing the effect proposed changes may have on the cultural significance of a place is to inform the process by considering a professionally prepared heritage impact statement. Such statements have the potential to be very useful for conservation planning as they can be specific in ways that this or other conservation plans can not be.

- Policy 47** *Heritage impact statements specific to proposals for major works or new developments, either at the place or in the vicinity of its setting, should be prepared and proposals modified in light of the findings.*

Conservation Policies: Services

In order to adapt the place for future uses the provision of additional services may be required. These services may include upgrading and/or additional electrical, gas and plumbing, telephone and data and mechanical services

- Policy 48** *The provision of new services should be undertaken with the minimum interference to significant fabric and the character of significant spaces.*
- Policy 49** *Any new services should not be visible on the Lindsay or Money Street elevations of the place.*
- Policy 50** *Existing services on the Little Parry Street return of the Money Street facade may be retained, but more should not be added.*

Conservation Policies: Statutory Requirements

Statutory

Fire safety regulations, Health Acts, the Australian Building Code regulations and other constraints operating on any property apply and the future uses of any building will be influenced by these requirements. Procedures for approval by the WA Fire Brigade should be followed for any proposed or future use of the buildings. In order to ensure that statutory requirements are met with minimum interference to significant fabric and other heritage values, a process of negotiation should be undertaken.

Policy 51: *Where elements have been assessed as having heritage significance, any works arising from requirements to comply with statutory regulations should be evaluated against this conservation policy to ensure minimum impact on significant fabric. Professional advice should be sought to ensure that both safety and conservation issues are fully assessed.*

Heritage Listings

In Australia, places of cultural significance can be officially recognised by entry into a list or register kept by government and community organisations concerned with the responsible management of this country's cultural heritage. Places in Western Australia may be listed by any of the following organisations:

- Australian Heritage Commission (Register of the National Estate).
- Heritage Council of Western Australia (Register of Heritage Places).
- National Trust of Australia - WA (List of Classified Places and Landscapes).
- Local government authorities (municipal heritage inventories).

Australian Heritage Commission

Mackays Aerated Waters Factory (fmr) has not been entered into the Register of the National Estate. Listing on this register has no practical implications for places other than those that are Commonwealth property.

Heritage Council of Western Australia

Mackays Aerated Waters Factory (fmr) is under consideration for entry into the Register of Heritage Places. If in the future the place is entered into the register the owners of the place will be required to observe the requirements of the Heritage of Western Australia Act, 1990 (and subsequent amendments), into which the Register is incorporated. The Act, furthermore, has a mechanism which makes possible the prosecution of persons found damaging registered property, and also outlines a range of incentives that may be offered to owners of registered places in order to assist in undertaking conservation.

Policy 52 *If the place is entered into the State Register of Heritage Places, then all proposals for the place must be referred to the Heritage Council prior to undertaking any works.*

National Trust of Australia (WA)

Mackays Aerated Waters Factory (fmr) is not Classified by the National Trust of Australia (WA). Classification is the means by which the National Trust recognises the cultural heritage significance of a place, but has no statutory implications.

Town of Vincent

Mackays Aerated Waters Factory (fmr) is listed on the Town of Vincent's Municipal Heritage Inventory. Places that are listed on an M.H.I. are given detailed consideration by the local government authority in the event that they become the subject of any development application. If entered into the Register of Heritage Places (as is anticipated), the Town of Vincent will have to refer development applications to the Heritage Council for its advice.

Policy 53: *The Town of Vincent should incorporate the substance of this conservation plan into relevant planning documents and refer to it when proposals for the place and surrounding areas are under consideration.*

Conservation Policies: Interpretation

It is important to provide the community with an understanding of the place. The extant built fabric of the place is the primary source for interpretation. The assessment within this conservation plan also provides a valuable source for interpretation of the place.

Policy 54: *The significant fabric of the place should be retained and conserved to assist in the understanding of the place.*

Policy 55: *A copy of the conservation plan should be placed in the Battye Library and the Heritage Council library.*

Policy 56: *The stories of soft drink manufacture including Mackays ginger beer, Pepsi-Cola and Coca-Cola should be more fully recorded and interpreted in publicly accessible areas within and around the place. Other aspects of significance should also be interpreted.*

Conservation Policies: Archaeological Materials

Policy 57: *In the event that remains of a building, or substantial quantities of artefacts such as old glassware, ceramics, bones, or metalwork, are uncovered on the site, work in the area of the discovery should cease immediately and not resume until such time as an archaeological investigation of the remains has been carried out.*

Policy Implementation

Schedule of Prioritised Works

The following schedule was prepared based on inspections of the fabric carried out in March 2002. Works to the place should be undertaken in the order of priority set out below.

The owners of the place are responsible for carrying out the schedule of works outlined below. All proposals for work to the place must be referred to the Heritage Council of Western Australia for advice, prior to carrying out the work.

Immediate Works (to be completed within 2 years)

- Cut out corroded reinforcing to facade and reconstruct lintels and render to match existing
- Replace all parapet flashings, rainwater goods, cut out cracked render and render to match existing
- Rake out and repoint wall to 1500 above ground level to north wall on earliest section
- Rebuild damaged 5m² of wall on Little Parry Street.
- Replace failed gutters.
- Remove Ficus sp. on south part of site.

Medium Term Works (to be completed within 5 years)

- Remove welded steel bars to all windows, glaze windows and prepare and paint
- Remove paint to Lindsay and Money Street facades and restore sand finish cement render

Essential Long Term Works (to be completed within 5 - 10 years)

- Replace roofing

Desirable Long Term Works (to be completed within 5 - 10 years)

- Reconstruct southernmost bay on Money Street facade
- Reconstruct timber gates to Money Street facade openings where lost
- Reconstruct 1943 interiors to ground and first floor

Maintenance Schedule

The implementation of a proper maintenance plan plays an essential role in ensuring that the place receives the care it requires. It is important that all fabric identified as having some significance be maintained in such a way as to retain or enhance the significant qualities it may have. The following maintenance schedule may be used as a guide:

Weekly

- Clean interior
- Inspect for vandalism. Remove any associated debris, litter etc.

Quarterly

- Inspect any interpretive signage for deterioration; keep it clean, accessible and visible.

Annually

- Inspect roof for any signs of failure of material or fixings.
- Inspect painted finishes for indication of deterioration.
- Inspect for termites and other vermin and treat as required.
- Compile brief report on all maintenance executed throughout the year, including any notes on fabric deterioration.

Every 5 years

- Paint all exterior joinery as required.

7-10 years

- Update the Conservation Plan as required, considering and/or including the following: any new archival evidence uncovered; any archaeological evidence that becomes evident; records of alterations to the fabric of the place; changes in management circumstances; and, changes in maintenance requirements.

30 years

- Budget for the replacement of roof sheeting.

Bibliography

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The Australia ICOMOS Burra Charter, 1999.

City of Perth Planning Files

City of Perth Rate Books.

Gray, L., and Sauman, I., *Heritage Assessment, Money/Lindsay Street Study Group*, Draft January 2001, prepared for the Town of Vincent.

Kerr, J.S., *The Conservation Plan: A Guide to the preparation of conservation plans for places of European Cultural significance*, National Trust of Australia (NSW), 2000.

Perth Gazette, 10 October 1840.

Registrar-General's Pioneer Index (WA), Battye Library, microfiche.

Stannage, C. T. *The People of Perth*, Perth, 1979.

Wise's Post Office Directory

West Australian, Death and Funeral Notices, 30 September 1934, 11 February 1935.

Appendix A

Copies of Archival Documents relating to *Mackays Aerated Waters Factory (fmr)*.

From Gray, L., and Sauman, I., *Heritage Assessment, Money/Lindsay Street Study Group*, Draft January 2001, prepared for the Town of Vincent.

Appendix B

Excerpt from the Heritage Council of Western Australia's *Conservation Plans: A Standard Brief for Consultants*, Revised September 2000.

Conservation Policies arising from Graded Zones, Sections and Elements of Significance.

