

INTERWAR SHOPS, 20-44 ANGOVE ST NORTH PERTH



PLACE INFORMATION	
Place name	Interwar Shops, 20-44 Angove St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	17962
State Heritage Register:	
Other Listing:	

SITE LOCATION	
Street address	20-44 Angove St
Locality	North Perth
Survey	Various
Vol/folio	Various
Reserve	—

SIGNIFICANCE	
Level of significance	Moderate Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.
Management category	Category 3 Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.
Statement of significance	The group of shops have aesthetic value as good and largely intact examples of shops built in the first decades of the 20th century with minimal detail but consistent form. The group of shops are a landmark in the streetscape that contribute to this precinct. The place has historic value for its association with the establishment and development of North Perth in the early 20th century and the provision of services for the growing community. The place has social value for its ongoing presence in the streetscape and therefore contributes to the community sense of place.

PLACE USE	
Original use	Commercial: Shop/Retail Store
Current use	Commercial: Shop/Retail Store
Other use	Residential: Conjoined residences
CONSTRUCTION DETAILS	
Construction date	1913
Walls	Rendered Brick Face Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Inter War Stripped Classical
Physical description	This group of single storey shops are located on the north side of Angove Street and comprise those premises numbered 18 to 44 Angove Street, on the east side of the junction with Woodville Street. A contemporary premises at 18 Angove Street is not included in the group. The shop premises demonstrate minor differences in detail. These changes are consistent with the phased construction typically of groups of shops. Those grouped together are 20, 22-24, 26-28, 30-34 and 36-44. The premises at 22-24 Angove is the only shop front set back from the property line and suggests this was a shop front with a private residence adjoining that was accessed from the street. All the other shops would have likely been built to accommodate a shop at the front with a residence at the rear. Each shop front is predominantly glass with main entry doors that are typically glass. Some of the shop fronts demonstrate contemporary aluminium framed windows, whilst others such as 26-28 Angove demonstrate an original arrangement.

CONSTRUCTION DETAILS	
Physical description	The parapets are all rendered masonry and demonstrate simple forms and details. The corner premises at 44 Angove Street has a moulded plaster detail that is the most ornate detail of the group. Awnings are present down the length of the shops, those at 36-44 are bull nose style supported on metal posts. The remainder are suspended box style awnings. The recessed premises at 22-24 has a cantilevered awning. The shop fronts are typically painted rendered brick with tiles used on the lower portions of the walls in some instances. An alleyway separates the shops 28 and 30 and a face brick wall of 30 Angove Street shows evidence of a former advertising sign for Castrol.
Condition	Good
Integrity	Moderate
Authenticity	Moderate

HISTORICAL INFORMATION

Angove Street and the surrounding area, were part of the residential subdivision in North Perth developed on Swan Locations 647 and 653 by Solomon Hermann and Thomas Whitton Williams in the 1890's. The releases were known variously as the Woodville, Percy, Toorak and Christmas Hill estates. The northern side of Angove Street is the high side and features larger houses, many with bay windows. There were no houses on this section of Angove Street on the 1900 PWD sewerage plans, but development accelerated after the introduction of trams. The first line from Perth in 1900 - the No. 22 tram - ran up Beaufort Street, left into Bulwer, right into Fitzgerald Street and up as far as Forrest Street. In 1906, this line was extended further along Fitzgerald to Angove Street. Commercial properties were soon established to support the growing number of residents in this area.

The City of Perth Rates Books indicate that the first shops of this group to be built were those now designated as 36-44. These were built in 1913 for the owner Richard Stanley Sampson (1877-1944). Richard Sampson was an MLA was an Australian politician who was a member of the Legislative Assembly of Western Australia from 1921 until his death, representing the seat of Swan. He was a minister in the first government of Sir James Mitchell.

Sampson was born in Hurtle Vale, South Australia, and after been apprenticed to a printer in South Australia, he moved to Perth, Western Australia, in 1894, where he initially worked on The Inquirer & Commercial News. In 1896, Sampson founded his own printing company, which printed newspapers, magazines, and books (some of which Sampson wrote). He later also became the managing director of United Press Ltd (later Country Newspapers Pty Ltd), which owned various country newspapers. A prominent member of the community, Sampson served for periods on the Leederville and North Perth Municipal Councils, and was later elected to the Darling Range Road Board, serving as chairman from 1909 to 1928.

HISTORICAL INFORMATION

The City of Perth Rates Books indicate that Richard Sampson secured all the lots in this group and progressively built the shops and premises during the 1920s. No evidence has been found to determine the architect or builder of these shops.

Since their construction the shops have been adapted for a range of uses and occupants.

Aerial photographs from the mid 20th century indicate that the awnings over 36-44 were removed prior to 1953, and reinstated in the early 2000s. The aerial photographs also demonstrate additions and alterations to the rear elevations of the properties.

Historic theme	Peopling WA: Demographic Development Economy: Commerce	
Associations	Richard Stanley Sampson	Original owner
Sources	City of Perth Rates Books, 1900-1944. Wise's Post Office Directories, 1897-1949. Landgate Aerial photographs 1953-2024. Richard Stanley Sampson, Biographical Register of MPs, https://parliament.wa.gov.au	

VERSION	DATE	AMENDMENT	COUNCIL RESOLUTION
V1	9 Dec 2025	Adoption onto Local Heritage Survey	OCM 9 December 2025 Item 9.4
V2	18 Aug 2026	Correction of administrative error. Update place address from 18-44 Angove Street to 20-44 Angove Street.	OCM 18 December 2026 Item 9.1

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



44 Angove St 1920s. Courtesy City of Vincent Acc PH03292, image 102353



26 Angove St 1970. Courtesy City of Vincent Acc PH06158, image 104743.



Angove St 2002. Courtesy City of Vincent Acc PH03292, image 101633



Angove St 1960. Courtesy City of Vincent Acc PH01403, image 103156.

ARCHIVAL IMAGES



Angove St 1981. Courtesy City of Vincent Acc PH05609, image 100140



44 Angove St 1960. Courtesy City of Vincent Acc PH01403, image 10315.