

SHOP WITH ATTACHED HOUSE, 45 AND 45A HOBART ST, NORTH PERTH



PLACE INFORMATION	
Place name	Shop with attached house, 45 and 45a Hobart St
Other names	Hobart Deli
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18015
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	45 and 45a Hobart St
Locality	North Perth
Survey	LOT: 199 D/P: 2334
Vol/folio	1621/294
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Moderate</p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.</p>
Management category	<p>Category 3</p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>This shop and premises have aesthetic value for the demonstration of the Inter War Art Deco style and detail in the shop premises parapet and shop front.</p> <p>The place is a landmark in the vicinity for its prominent location on the corner site and its contrast to the adjacent residential building stock.</p> <p>The place is associated with the development of Mt Hawthorn in the Inter War period which stalled after the initial subdivision in the early 20th century but accelerated with improvements in transport beyond the central city and growth of the economy after the Depression.</p> <p>The place has historic value for its association with the common practice where small grocery stores were located within walking distances of nearby homes, and the shop proprietors lived in the same premises.</p> <p>The shop is valued by the community as a retail premises since 1935 which has provided a diversity of offerings, recently a well patronised café that contributes to the community sense of place.</p>

PLACE USE	
Original use	Commercial: Shop/Retail
Current use	Commercial: Shop/Retail
Other use	Residential: Single Storey Residence

CONSTRUCTION DETAILS	
Construction date	c1929; 1935
Walls	Brick Rendered Brick
Roof	Terracotta tile Corrugated Metal sheeting
Architectural Style	Inter War Art Deco Inter War California Bungalow
Physical description	<p>The single storey shop is asymmetrical about the truncated corner, with different length facades to each street frontage.</p> <p>The main shop entry is recessed on the truncated corner and that is flanked by similar shopfronts. The main street frontage has another shop front with a recessed entry. The suspended boxed canopy extends around the shopfronts but does not include the skillion wall on the secondary street.</p> <p>The parapet is distinctive art deco with recessed horizontal banding contrasted by vertical stepped parapet elements on the truncated corner and central on the Hobart Street frontage.</p> <p>The residence adjoining the shop premises is largely obscured by a limestone wall on the boundary. Glimpses of the house indicate it features Inter War Californian Bungalow style with a projecting gable with timber batten detail.</p>
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION

The Mount Hawthorn area was first subdivided for urban development in 1887. It was in the late 1890s that a syndicate formed by C. L.W. Clifton (Undersecretary for Lands), James A. Hicks and E. H. Wittenoom (later Minister in WA Government and Agent General in London) purchased the land. James Hick called his portion 'Hawthorne Estate' after the area of Melbourne, which he had apparently recently visited. Some of the purchasers were later dissatisfied with the name and lobbied to have it called 'Mount Hawthorn', as the use of the word 'Mount' was fashionable at the time.

Hobart Street was part of a further subdivision, the Merredin Park Estate which was developed by the Intercolonial Investment Land & Building Company Ltd of Sydney, and was released in three stages.

The subject block was part of Stage 9, situated on Swan Locations 658 and 660. The land was advertised as 'splendid mansion and villa sites' and it was offered for sale by public auction on 25 June 1901, the auction being held at the Mechanics Institute in Perth. The auctioneer was James Gardiner and the terms were 10 per cent deposit and the balance in eight quarterly payments without interest. A five per cent discount was offered for cash. A number of lots were sold prior to the June 1901 auction but the subject place was not among them. There were no residents listed for the street in the 1905 Post Office Directory, and only four in 1910. In 1913 a Baptist church was listed and in 1914 the North Perth Municipal Yards and Pound were shown as being in roughly the same area as the subject place but on the opposite side of the road. These were run for many years by pound-keeper, Thomas Walker.

A house is shown on the corner of Hobart and Auckland streets in the MWSSDD sewerage plans of 1929. The house is set back from the street corner. In 1929 Stephen Carslaw was listed as residing at the house and he was still there until at least 1935. In the 1930s (circa 1934) a large corner shop was added to the front of the residence. No details of the architect or building have been determined.

It was not uncommon in Vincent at that time for people to build shops at the front of their existing homes or alongside and in particular along the busier streets, such as Oxford Street. The first business listed as 45A Hobart Street was C. Carter, grocer and in 1949 it was a mixed business known as Phillips Store. At this time Thomas Maynard, a butcher was listed for No. 45. It is not known whether he operated a butcher's shop there or resided there.

HISTORICAL INFORMATION

In later years, the shop at No. 45A was known as Hobart Deli. In the 1950s it was run by Stanley Morris, who had emigrated from Burma in October 1948 with his wife and six children. A seventh child, Maureen, was born after they arrived in Australia and the family moved to No. 110 Loftus Street, Leederville. Mrs Morris ran the shop in Hobart Street while Stanley, a qualified engineer, worked at the Taxation Department. The delicatessen continued to operate in 2007. The shop is known as the Hobart Deli and continues to operate in [2024], complete with café facilities.

Aerial photographs from the mid 20th century onwards show both the shop and residence changed little until the late 1990s when a new roof was installed on the residential portion of the block. Though this change didn't remain long, as an extension was added around 2004 and with it another new roof. The form and extent of the shop have changed little and the residence has had no new additions since 2004.

HISTORICAL INFORMATION

Historic theme	Economy: Commerce Peopling WA: Demographic development Cultural Life: Domestic Life	
Associations	Morris family	Owners, occupiers and business owners
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

