

# MACKAYS AERATED WATERS FACTORY (FMR), PERTH



PLACE INFORMATION	
<b>Place name</b>	Mackays Aerated Waters Factory (fmr)
<b>Other names</b>	Chas Hopkins Office Interiors Bulkstores Mackay & Co Mackays Aerated Waters Square One Apartments
<b>Place type</b>	Individual building or group

HERITAGE LISTING	
<b>inHerit ID:</b>	08728
<b>State Heritage Register:</b>	
<b>Other Listing:</b>	Municipal Inventory Adopted 13 Nov 1995 MRA Inventory

SITE LOCATION	
<b>Street address</b>	10 – 22 Money St
<b>Locality</b>	Perth
<b>Survey</b>	
<b>Vol/folio</b>	
<b>Reserve</b>	—

SIGNIFICANCE	
<b>Level of significance</b>	<b>Exceptional</b> Essential to the heritage of the area. Rare or outstanding example. Consider for nomination for State Register of Heritage Places if not already included.
<b>Management category</b>	<b>Category 1</b> The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan if one is in place.
<b>Statement of significance</b>	<p>The place is a fine example of a light industrial building in the Inter-War Functionalist Style, with a substantial formal street façade constructed in 1928 and extended in 1942 and 1943. 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.</p> <p>The place contributes to the Money Street streetscape with its substantial formal street façade and is a recognised landmark in the community. The place is a light industrial complex 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 World War II.</p> <p>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 Coca-Cola Company. Mackays was one of a number of locally based soft drink and cordial manufacturers that thrived in the early 20th century, prior to the domination of the market by multinational companies. The place is associated with, and represents the work of two well-known Western Australian architectural firms, Oldham Boas &amp; Ednie Brown (1928) and Powell, Cameron and Chisholm (1942 – 43).</p>

SIGNIFICANCE	
<b>Statement of significance</b>	The place is associated with three generations of the Thomson family who operated the Mackays Aerated Waters Factory from 1928 to 1966, initially in association with Francis McKay until his death in 1933. As a light industrial building, with formal streetscape qualities, which has existed in the locality since 1928, the place contributes to the community's sense of place.

PLACE USE	
<b>Original use</b>	Industrial / Manufacturing: Other
<b>Current use</b>	Residential: Multistorey Residence
<b>Other use</b>	Commercial: Restaurant

CONSTRUCTION DETAILS	
<b>Construction date</b>	1928, 1942 – 43, 1962, 2008 – 10.
<b>Walls</b>	Brick
<b>Roof</b>	Corrugated Metal sheeting
<b>Architectural Style</b>	Inter War Functionalist
<b>Physical description</b>	<p>A tall two storey industrial building of brick construction with a rendered façade along Money and face brick along the length of Little Parry Street. Money Street façade is asymmetrical but balanced around a stepped parapet with '1943 MACKAY &amp; CO' centred on the façade.</p> <p>Metal framed multi-paned windows line the northeast end of the Little Parry Street Wall. The southwest end of the Money Street façade has several vehicle entrances. There is a series of arched brick openings along the southeast side near the rear wall. The single storey area steps down to street level and has a timber floor Zero setback to Money Street, Lindsay Street and Little Parry Street.</p>

CONSTRUCTION DETAILS	
<b>Condition</b>	Good
<b>Integrity</b>	Moderate
<b>Authenticity</b>	Moderate

HISTORICAL INFORMATION	
<p>In 1928, Lots 106 and 124 were purchased by Francis Charles Mackay and James Thomson, cordial manufacturers who were already running a business at Nos. 38 - 42 Monger Street. Thomson &amp; Mackay engaged architect Oldham Boas and Ednie-Brown to design a new factory on the site fronting No. 22 Money Street. The words 'Mackays Aerated Waters' were inscribed on the front of the building. Francis Mackay died in 1933, and James Thomson died the following year. His widow Jessie Thomson, and Rowland Vivian Slee were appointed trustees of the estate.</p>	

In 1942, offices were added at the front of the building and a rendered parapet facade constructed. These were designed by architects Powell, Cameron and Chisholm and carried out by contractors Hawkins & Son.

In 1943, major additions extended the factory building across the adjoining lots and the three existing weatherboard houses at Nos. 10, 14 and 18, constructed circa 1897 were demolished. The facade was carried across the front of No. 18 and No. 14 and the words 'Mackay & C 1943' were added in the centre.

The Company install a large boiler in the factory premises in 1946 to supply the Australian Army with their products. Mackays was one of several cool drink firms (including Golden West in Carr Street, Leederville) that thrived around Perth in the era before the market became dominated by multi-national companies. The firm produced a full range of aerated waters and cordials, and mixed drinks such as shandies.

### HISTORICAL INFORMATION

The factory was automated and could produce around 200 large cool drink bottles per hour. The ginger beer was sold in kegs of 18, 10 and 5 gallon size. The 18 gallon kegs went to retailers such as Boans, where customers purchased ginger beer by the glass. The smaller kegs were bought for private parties and functions. Mackay's ginger beer was brewed using brewers yeast, obtained from the Emu Brewery in Spring Street. Such was the demand for their products that the Mackays factory worked 16 hours a day in summer and students were regularly employed to add to staff numbers. The company did its own deliveries in the Metropolitan Area (country orders were railed) with a fleet of 12 trucks.

Rowland Vivian Slee died in 1950 and Jesse Reeves assumed sole ownership until 1955 when it was shared equally between herself and her three daughters; Davina Stuart Armstrong, Jessie Short and Margaret Cameron Natt.

In the early 1960's, the company acquired extra business partners and the adjoining property, No. 11 Lindsay Street, was purchased as a store until an extension at the rear of the original building, fronting Lindsay Street, was carried out in 1962. Further additions were made to the existing premises designed by architects Cameron, Chisholm and Nicoll.

Jessie Thomson's son-in-law, George Stannard Natt, was the general manager of Mackays for many years and following on from 1952 to 1966 her grandson James (Jim) Stuart natt, held the position.

Mackay & Co acquired the right to bottle Pepsi Cola and was immediately targeted for acquisition by the Coca Cola Company. In 1966, Coca Cola bought out the Mackay & Co business, but not the property. The business ceased to operate at the Money Street premises, but for another three years the Mackay name continued to be used at the Coca Cola plant at No. 661 Newcastle Street. The acquisition of Mackays effectively kept Coca Cola's major competitor, Pepsi Cola out of the Western Australian market for a few more years.

The family continued to hold the Mackay property and it was leased by Skippers Transport. After Jesse Thompson (she had returned to her maiden name) died in 1969, the factory passed to the three remaining partners.

### HISTORICAL INFORMATION

In 1980, the parent company of Skippers purchased the properties and in 1985, it was transferred to the Metropolitan Region Planning Authority for the northern city bypass. Skippers a variety of tenants continued to occupy the property until the end of 1986.

Ownership was with the East Perth Redevelopment Authority from June 2000 when the land was amalgamated into one lot (1250). It was then subdivided again in 2005 when the original factory section was transferred to private owners.

Private owners oversaw the conversion of the remaining buildings, and construction of new buildings for residential and commercial use comprising 35 residential apartments an office and café. In 2012, the building won a Western Australian Heritage Award for best adaptive reuse.

<b>Historic theme</b>	Economy: Manufacturing and Secondary Industry Infrastructure: Development of Settlements and Services	
<b>Associations</b>	Francis Charles Mackay James Thomson Oldham Boas and Ednie-Brown Jesse Reeves, nee Thomson and Rowland Vivian Slee Powell, Cameron and Chisholm Hawkins and Son Colgan Industries Philip McAllister George Natt James Natt	Owner Owner Architect Owner Architect Builder Owner, builder, developer Architect General Manager General Manager
<b>Sources</b>	Mackays Aerated Waters Factory (fmr) Conservation Plan, Palassis Architects, December 2002. P8728 Mackays Aerated Waters Factory (fmr) Assessment documentation.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



*Mackays n.d. Courtesy Mackays Aerated Waters Factory (fmr) Conservation Plan, Palassis Architects, December 2002.*