

ROW OF SHOPS, 452-458 NEWCASTLE ST, WEST PERTH



PLACE INFORMATION	
Place name	Row of Shops, 452-458 Newcastle St
Other names	Commercial Building, 452-458 Newcastle St
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	25180
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 24 Jun 2013

SITE LOCATION	
Street address	54 Cowle St
Locality	West Perth
Survey	LOT:1 - 3 STR: 16288
Vol/folio	1841/23
Reserve	—

SIGNIFICANCE	
Level of significance	<p>Considerable</p> <p>Very important to the heritage of the locality. High degree of integrity/authenticity.</p>
Management category	<p>Category 2</p> <p>Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p>
Statement of significance	<p>The place is a good and largely intact example of shops and premises built in the Federation Free Classical style on a prominent corner location which contributes to its landmark quality in the streetscape.</p> <p>The place reflects the expansion and development of residential and commercial buildings on the city fringes during the rapid population increase of the 1890's gold boom and the early years of the twentieth century.</p> <p>The place has historic value for its association with the common practice where small stores and services were located within walking distances of nearby homes, and the shop proprietors lived in the same premises.</p> <p>This place is valued by the community for the continuity of its presence in the streetscape which contributes to the community sense of place.</p> <p>The place has social value as an example of accommodation available for working families dating from the late nineteenth and early twentieth century.</p>

PLACE USE	
Original use	Commercial: Shop/Retail Store Residential: Conjoined Residences
Current use	Commercial: Shop/Retail Store Residential: Conjoined Residences
Other use	

CONSTRUCTION DETAILS	
Construction date	1901
Walls	Rendered Brick Painted Brick
Roof	Corrugated metal sheeting
Architectural Style	Federation Free Classical
Physical description	The place is a single-storey brick, iron and glass commercial property constructed in the Federation Free Classical style, situated on the north-west corner of Newcastle and Charles Streets in West Perth. Details include a central triangular pediment inscribed '1894', decorative Corinthian pilasters, and crenelated parapet.
Condition	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

At the beginning of the 1890s there were few houses situated within Perth and much of the area was still scrubland. In 1884, just prior to the Gold Boom, the population of the Perth district was just over 6000. The 1890s Gold Boom brought a huge influx of prospectors to the State, many of whom became permanent settlers. In 1891, the population had grown to 9,500 and in 1901 it was nearly 44,000. By the end of the Gold Boom in 1911, the population of Perth had reached 87,000. The Northbridge area was highly attractive for investment purposes and because of its proximity to the city and transport routes. Various Buildings, cottages and commercial premises, which provided a range of goods and services, began to appear along Newcastle Street, Fitzgerald Street (formally known as Ellen Street), Aberdeen Street and William Streets in the latter half of the 1890s and particularly in the first decade of the twentieth century. The land in and around these streets were used for a variety of purposes including stables and industry.

Information from the City of Perth Rates Books indicates that this group of shops were built for the owner Louis Benari c1901. Which is inconsistent with the date in the parapet. This date may refer to the date in which Louis Benari established his business on the site, further research may resolve this question. No detail of the architect or builder has been found in this research. Louis Benari owned several other properties in the vicinity including Purtell's Buildings (P8732) 380-388 Newcastle Street. He was a merchant and newsagent who took on a range of projects. In 1905, he took out leases in the Donnelly River area for the mining of Graphite.

The occupants of the shops and residences above indicate that there were many occupants throughout the 20th century. In 1949, the last year of the Post Office Directories, the shops were occupied by a dentist, grocer and confectioner.

Since the mid 20th century aerial photographs indicate that the form and extent of the place has not changed since that time. The roof was originally clad with red corrugated iron and was changed to the current grey corrugated roof sheeting in the late 1980s.

HISTORICAL INFORMATION		
Historic theme	Peopling WA: Demographic development Cultural Life: Domestic Life Economy: Commerce	
Associations	Louis Benari	Original owner
Sources	Landgate aerial photographs, 1954-2024 City of Perth Rates Books Western Mail, 8 April 1905, p. 21.	

ADDITIONAL PHOTOGRAPHS



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View of the shops 2002. Courtesy City of Vincent image 1016171.