

CULLITY TIMBERS (FMR), LEEDERVILLE



PLACE INFORMATION	
Place name	Cullity Timbers (fmr), Leederville
Other names	Headquarters Youth Facility, The State Emergency Services, Administration Building YMCA Headquarters
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18005
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	41 Britannia Rd
Locality	Leederville
Survey	LOT: 27 D/P: 450
Vol/folio	1079/117
Reserve	—

SIGNIFICANCE	
Level of significance	Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.
Management category	Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Statement of significance	<p>Extant internal timber elements within Cullity Timbers (fmr), Leederville such as timber veneer doors and wall panelling, and a sample wall of decorative veneers, demonstrate the aesthetic appeal of Cullity Timbers' veneer slicing techniques.</p> <p>The colourful murals and graffiti art which currently adorn Cullity Timbers (fmr), Leederville, contribute to the aesthetic qualities of the adjacent Leederville Town Centre being a vibrant mixed-use hub which appeals to the youth community.</p> <p>Cullity Timbers (fmr), Leederville represents a remnant of a secondary industry site which demonstrates the historical placement of manufacturing sites to city and town centres prior to land use zoning that led to the creation of industrial estates.</p> <p>Extant internal timber panelling within Cullity Timbers (fmr), Leederville has the potential to contribute information about innovative plywood manufacturing techniques for Western Australian timbers, developed by Cullity Timbers and Westralian Plywoods through technical research and experimentation.</p> <p>Cullity Timbers (fmr), Leederville is associated with the establishment and growth of local manufacturing during World War II and the post-war period, and the role of State government in supporting companies to establish new manufacturing industries to address shortages of materials and items that were previously imported.</p>

SIGNIFICANCE	
Statement of significance	<p>Cullity Timbers (fmr), Leederville is associated with the innovation and implementation of new materials and techniques during World War II and the post-war period, in particular the slicing of Western Australian hardwoods for decorative timber veneer panels which were used in fit outs of notable State government buildings, and the development of waterproof karri plywood which was used as concrete formwork for large-scale construction projects including the Narrows Bridge.</p>
	<p>Cullity Timbers (fmr), Leederville reflects the proximity of manufacturing to city and town centres prior to land use zoning and the creation of industrial estates. In its former use as a timber yard, the place is associated with the development of the Leederville area as a significant building industry support area.</p>
	<p>Occupied from 1929-1976, the site was the head office and timber yard of prominent timber merchant and family business Cullity Timbers which pioneered timber plywood and particleboard production in Western Australia and established the State's local plywood manufacturing industry. Founder Thomas Cullity and son Denis have been recognised for their contributions to engineering, forestry and industry.</p>
	<p>The Administration Building was designed by prominent architectural firm Summerhayes & Associates.</p>
	<p>Since 2004, Cullity Timbers (fmr), Leederville has been associated with the YMCA, an international organisation focused on youth welfare which established branches throughout the state from 1907.</p>

SIGNIFICANCE	
Statement of significance	<p>The extant internal timber panelling within Cullity Timbers (fmr), Leederville demonstrates some of the innovative decorative techniques applied to Western Australian hardwoods by Cullity Timbers following World War II.</p>
	<p>Since 1976 Cullity Timbers (fmr), Leederville has been used for community purposes, supported by local and State governments. The youth hub, in operation since 2002, is recognisable in the local community as a social and creative space for young people, evoked through its current external form which features a skate park and colourful murals.</p>

PLACE USE	
Original use	Industrial / Manufacturing: Office or Administration
Current use	Social/Recreational: Office or Administration
Other use	Governing: Law, Order and Defence

CONSTRUCTION DETAILS	
Construction date	1953; 1958
Walls	Face Brick and Painted Brick
Roof	Terracotta Tile
Architectural Style	Inter-War Georgian Revival and Inter-War Functionalist Styles

Physical description	<p>Cullity Timbers (fmr), Leederville comprises a two-storey brick render and tiled Administration Building (c.1953; additions c.1958), part of the Yard Office (c.1955), a Skateboard Park (2002), Gig Space building (2002) and two shed buildings (2005).</p> <p>The Cullity Timbers Administration Building mixes characteristics of the Inter-War Georgian Revival with its overall simplified classicism at a domestic scale with elements of the Inter-War Functionalist style in its asymmetrical front south façade and strong horizontal bands created by the ground and first floor windows, canopy and render details.</p> <p>The Administration Building was originally a single storey building with a second storey added several years after it was originally built. Both stages were designed by Summerhayes & Associates. The walls are constructed of plain red brick in stretcher bond, with a hipped tiled roof. Most of the windows are timber framed double hung sash windows. The vast majority of the ground floor windows are protected by metal security grills</p>
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CONSTRUCTION DETAILS

Physical description

The tiled roof has asbestos eaves and hidden guttering behind the deep painted timber fascia with down pipes returning to the walls before. The wide soffits are lined in sheeting, probably asbestos cement.

Internally, there remains many elements of the original décor that were used to showcase the various timber products that were manufactured and sold by Cullity Timbers. This is demonstrated in the timber staircase, the timber veneer wall art behind the staircase, timber board flooring, diagonal basket parquet flooring, timber wall panelling and acoustic timber ceiling. All timbers appear to be a mix of West Australian and internationally imported.

The c.1955 brick Yard Office has been incorporated into the new Gig Space building constructed in 2002. Only the south wall remains and is clearly visible as the brickwork remains unpainted compared with the new building which is covered in graffiti artwork.

The Gig Space building is generally rectangular with the north side a series of angled walls and projections at the northern end of the building. The entry to the Gig Space is a lobby with small commercial kitchen, timber counter. The room has vinyl floor in public space and tiles in the kitchen. The walls are painted plasterboard with full height tiling in the kitchen area. The ceiling is plasterboard with coved cornice. Windows are fixed with bars on the exterior.

The concrete Skate Park, constructed in 2002, has two partial bowls at the southern end, a pyramid to the western side and a series of roll ins, grind box, vert ramp, and quarter pipes on the northern end.

CONSTRUCTION DETAILS	
Physical description	A good deal of the complex has been removed since the place ceased to function as a timber yard and industrial site. The Administration Building and front wall of the Yard Office remain to represent the Cullity Timbers era. Changes made to accommodate the youth hub and Skate Park have diminished the capacity to read the whole story of the place. Cumulative change with new structures has altered the reading of the original function of the place. Past change has impacted on the original buildings and a lack of maintenance has diminished the place. Overall, the place is in fair condition
Condition	Good
Integrity	High
Authenticity	High

HISTORICAL INFORMATION
<p>The firm of Cullity Timbers Ltd (company) was established in 1928 by Thomas Cullity and Norman Moore. Tom Cullity was educated at Christian Brothers College, Fremantle and the University of WA. He was employed by the WA Forests Department as their first Utilisation Officer, then he worked as Kiln Operator for Millars Timber & Trading Company at Yarloop.</p> <p>In 1924, he was employed by Holden Motor Body Co in Adelaide as Kiln Timber Manager (car bodies were made primarily of wood in the 1920s).</p> <p>In 1928, Tom Cullity returned to Perth and Cullity Timbers was registered on 7 September 1928 with Norman Moore as Chairman and Tom Cullity as Managing Director. The Company's first home was an old livery stable in West Perth, but by 1930 it was located in Tower Street, Leederville. Its office was a pie shop already on the site, which is listed as No. 60 Tower Street in the Post Office Directories.</p> <p>In 1944, Cullity perfected the technique of 'peeling' karri, enabling the Company's subsidiary, Westralian Plywoods, to begin producing veneer and plywoods from local eucalypts. The Company expanded into pine plantations in 1955.</p> <p>As the business grew in the 1950s and 1960s Cullity Timbers further developed the Leederville timber yard, which remained the group's head office and sales location after having set up there in 1929 and expanded in 1942. The majority of the buildings and sheds constructed during this period were designed by prominent architects Summerhayes & Associates.</p> <p>An upper storey was added to the administration building around 1958. The building's internal timber elements were designed to showcase Cullity Timbers' products to prospective customers, including parquetry flooring, timber veneer wall panelling, acoustic timber ceilings, partitioning, and a feature wall of decorative Wesply plywood veneer samples of local and international timbers in the stairwell.</p> <p>Several renovations were made to the large timber and plywood store shed during the 1950s and 1960s including a covered truck bay extension (c.1969). Two other storage shelters were constructed to the west and north of the administration building in the mid to late 1960s</p>

HISTORICAL INFORMATION

In 1971, Westralian Plywoods merged with Hearn Industries to become Westralian Forest Industries Limited (WESFI), a public company, and Cullity Timbers became a subsidiary of WESFI in 1974. Tom Cullity died in 1977, and the business continued to be operated by members of the Cullity family.

The Administration Building at the Tower Street site was constructed in 1954 as a single storey structure. The Yard Office was constructed in 1955, and the upper floor of the Administration Building was added in 1957. These works, and other work associated with buildings that are not extant, were designed by architectural firm Summerhayes & Associates. In 1976, Cullity Timbers vacated the site.

The construction of the Mitchell Freeway cut through Tower Street and isolated the area, making it untenable for business purposes. Many of the local businesses that stayed on did suffer a decline in trade which was alleviated initially by improvements to the road access to the area and by the opening of the Leederville Station. Both of these initiatives were the result of activity by the local Chamber of Commerce.

The City of Perth acquired the property and demolished most of the buildings for use of the site as a carpark. A community centre was established in the two remaining buildings, the Yard Office and the Administration Building, and the section of Tower Street north of the freeway was renamed Frame Court after K.J. Frame, a former City of Perth Councillor.

When the community centre closed, the buildings were occupied by the State Emergency Service Northshore Emergency Centre.

Local grassroots organisation Headquarters Youth Recreation Cultural Arts Association leased the site from December 2001 until December 2004. Following extensive planning and the construction of an outdoor Skate Park in 2002, and renovations including the conversion of the former Yard Office to a Gig Space, the Headquarters Youth Facility commenced operations in 2002. In 2004, the YMCA took over the management of the Headquarters Youth Facility and has continued to operate the facility since.

The two storey brick building is the only remaining evidence of the Cullity's Timber occupancy.

HISTORICAL INFORMATION

Historic theme	Economy: Manufacturing and Secondary Industry Infrastructure: Development of Settlements and Services Economy: Natural Resources Social Services: General Social Services Cultural Life: Religion Cultural Life: Domestic Life Cultural Life: Recreation	
Associations	Summerhayes & Associates Cullity Timbers Thomas and Dennis Cullity YMCA Australia	Architects Owner and occupier Business leaders Occupants and youth leaders
Sources	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. P18005 Cullity Timbers (fmr), Leederville Below Threshold Assessment Documentation. DPLH	

ADDITIONAL PHOTOGRAPHS



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