



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE*

Brass Monkey is significant for its demonstration of the aesthetic characteristics of a three-storey hotel built during the Western Australian Gold Boom in the Federation Filigree style, with handsome verandahs decorated with fine cast iron filigree at the first and second storeys, and a corner tower surmounted by a pointed top onion shaped dome. (Criterion 1.1)

The place demonstrates the design excellence of well known Australian architect, Michael Cavanagh, and is a very fine example of his work in the Federation Filigree style. (Criterion 1.2)

The place demonstrates well considered conservation and adaptation measures to allow it to continue to trade as it was intended, and the works of Michael Patroni and Paul Burnham have managed to fulfill basic conservation objectives in an imaginative manner. The work of the former was recognised in this respect by the Western Australian chapter of the Royal Australian Institute of Architects' Architectural Design Award for 1989 was awarded to Michael Patroni. (Criterion 1.2)

Due to the prominent location of the *Brass Monkey*, its large scale in the Northbridge context, fine design and detailing, the place is a key feature in the townscape of the Northbridge and is a landmark at the corner of James and William Streets, Northbridge, and the northern entrance to the City of Perth. (Criterion 1.3)

The place is an integral and highly significant part of the townscape of Northbridge. (Criterion 1.4)

11.2 HISTORIC VALUE

Brass Monkey is significant as a substantial and imposing hotel built in 1896, at the northern entrance to the City of Perth in close proximity to Perth Railway Station, to provide accommodation and facilities for visitors

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

to Perth, and in particular those either from or travelling to the Goldfields by rail. (Criterion 2.2)

The place is significant for its construction in 1896 during the Western Australian Gold Boom, and during the consequent building boom in Perth. (Criterion 2.2)

The place is significant for its association with Michael Cavanagh, a renowned and influential Australian architect, who designed it. It is also associated with architects Krantz & Sheldon, Arndt & Silbert, who designed the 1973 additions; and with architect, Michael Patroni, who designed the restoration and renovation in 1988-89 for which he received the Western Australian chapter of the Royal Australian Institute of Architects' Architectural Design Award for 1989. (Criterion 2.3)

The place is an early example of Michael Cavanagh's work in Western Australia, and demonstrates the excellence of his design work in the Federation Filigree style, which was an idiom often employed in hotel design during the Federation period. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Brass Monkey is highly valued by the community for its aesthetic characteristics, for its continuous role in the social life of the City of Perth since its construction in 1896, and for its former role in the provision of accommodation for visitors from the Goldfields and others. (Criterion 4.1)

Brass Monkey contributes to the community's sense of place as an integral part of the City of Perth to the north of Perth Railway Station, now known as Northbridge, and as a well known landmark at the corner of William and James Streets. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Brass Monkey demonstrates the design characteristics of a three storey Federation Filigree hotel, of which few examples of a similar degree of integrity and authenticity remain in Western Australia. The relatively unchanged second floor demonstrates the accommodation, which was provided in an upper standard late nineteenth century hotel. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Brass Monkey demonstrates the principal design characteristics of a Federation Filigree hotel, and demonstrates the principal characteristics of the work of Michael Cavanagh, Architect, in this genre in the 1890s, of which it is a very fine example. In particular, the verandahs demonstrate Cavanagh's philosophy and its incorporation in his designs, in which verandahs were considered part of the main construction; and the wrought iron work is characteristic of his designs for hotels in the late nineteenth century. (Criterion 6.1)

12.3 CONDITION

Apart from some of the unused toilets and bathrooms on the second floor, the entire building is well maintained and most original major components remain clearly legible. There have been major structural changes on the ground and first floors. The cumulative effect of painting and repainting the external brickwork has obscured the reading of the brickwork pattern and of the tuck pointing. Otherwise the building would appear to be in good condition.

12.4 INTEGRITY

Brass Monkey retains its key functions on the ground floor and with some modifications which have re-focussed the emphasis, on the first floor. There have been major changes on the first floor to accommodate the general public rather than hotel guests and the hotel manager. The residential function has been removed in its entirety. The existing functions are still hospitality functions, combined with administration functions. The original functions of the place remain clearly legible at the basement cellar, front bar area of the ground floor and at second floor level. Other functions may be read with the assistance of interpretation. Overall the place retains a moderate to high level of integrity.

12.5 AUTHENTICITY

The ground and first floors of the *Brass Monkey* have been adapted on a number of occasions, but the original intent may be read. Elements which were removed on previous occasions, such as the ground floor verandah, have been reconstructed. The basement cellar remains authentic with the exception of the spiral stair to the bar above. The second floor has been subject to moderate change and some rooms remain almost intact. The

open spaces at ground floor level have been altered significantly to make them useful spaces for hospitality. The main stair, entrance hall, and key elements of the exterior elevations are little altered. Overall the place retains a high degree of authenticity externally and a moderate to high degree of authenticity internally.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

13.1 DOCUMENTARY EVIDENCE

Brass Monkey is a three-storey hotel and restaurant premises with a part basement, constructed of brick and stucco with an iron roof, designed in the Federation Filigree style.¹

After the Fremantle-Guildford railway was completed in 1881, there was a shift in focus from the port on the Swan River to the areas in the vicinity of the Perth Railway Station and rail facilities, with continued development throughout the 1880s. In the 1890s, following the discovery of gold, the population of Western Australia tripled in less than six years.² The influx of population and the buoyancy of the economy resulted in a building boom. Much of the building activity in the City of Perth centred on the areas in proximity to the Perth Railway Station, with 'intensive redevelopment along the north-south axis between William and Barrack Streets.'³

The portion of Perth Town Lot Y37, at the corner of Hutt (now William) and James Streets, was strategically located at the northern entrance to the city and in close proximity to Perth Railway Station.⁴ In 1896, the owner of the Lot was Mrs. Davies, widow, and the vacant ground had an annual value of £25.⁵ In that year, she commissioned Michael Cavanagh to design a three storey hotel for the site. The selection of the strategic site at the intersection of James and William Streets for the three storey hotel reflected a common practice in the Victorian and Federation periods. A number of other hotels constructed in Perth in the late nineteenth and early twentieth centuries were similarly located, including the Palace Hotel, the Royal Hotel and the Melbourne Hotel.

Michael Cavanagh, architect, of Cavanagh and Cavanagh, arrived in Western Australia from Adelaide in 1895.⁶ He established a successful and prominent practice in this State over a period of more than forty years, designing numerous commercial, residential, civic, and ecclesiastical buildings. His work includes the Christian Brothers' and Mercedes

¹ Apperly, Richard, Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* (Angus & Robertson, North Ryde, 1989) pp. 108-111.

² *Australian Yearbooks* in Seddon, George, and Ravine, David *A City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 279. Between 1890 and 1896, the population rose from 46,290 to 137,946.

³ Hocking, Ian 'Growth and Change in Central Perth' in Pitt Morrison, Margaret, and White, John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979)

⁴ Perth Station yard, c. 1895. Lithograph produced for C. Y. O'Connor. Battye Library Collection. In Hocking, Ian 'Growth and Change in Central Perth' in Pitt Morrison, Margaret, and White, John (Eds.) op.cit., p. 271.

⁵ City of Perth Rate Book West Ward, 1896, p. 178. Note: Davies was mis-spelt 'Davis'.

⁶ Battye, J. S. *The Cyclopaedia of Western Australia* (Cyclopaedia Co., Perth, 1912-13) p.627.

Colleges, Manning Chambers and the *Central No. 1 Fire Station* in Perth; *St. Brigid's Convent* in Northbridge, the Redemptorist Monastery in North Perth, and *St. Patrick's Presbytery and Basilica* at Fremantle. He was the architect of three other major hotels in Western Australia in the period 1895-98: the P & O Hotel (1896) and the *Orient Hotel* (1896) at Fremantle, and the Esplanade Hotel (1898; demolished) in Perth; and in addition, he designed the alterations to a former home in Fremantle to convert it to the Newcastle Club Hotel (1897; now the Newport Hotel).⁷

The Great Western Hotel (*Brass Monkey*) was built for Mrs. Davis in 1896, and the first publican at the place was Myer Rosenweig.⁸ Designed by Michael Cavanagh, Architect, the three storey brick, stucco and iron roof hotel, comprised public rooms at ground level, with a small cellar beneath, and with accommodation for guests and for the publican and staff on the two upper levels. It was one of the most lavish hotels constructed in Perth in the Gold Boom period. A photograph taken soon after its completion in 1896, shows the fine cast iron filigree work of the balconies at the first and second storeys, the verandahs on the south and east sides at ground level, and the quality brickwork of the exterior.⁹ The name 'Great Western Hotel' appears on the fascia above the corner entrance, on the tower below the dome, and on the north facade at the second floor.¹⁰ It is notably similar in design to the three storey Barrier Hotel in Port Pirie, South Australia, which Cavanagh had designed in 1892.¹¹

Cavanagh had outlined his philosophies and design principles in papers presented to the SAIA in 1892 and 1893.¹² In particular, he considered verandahs should be part of the main construction of the building, not flimsy additions as was typical of many Australian verandahs of the period, and this philosophy is evident in his design of the Great Western Hotel (*Brass Monkey*).¹³ He viewed with distaste 'fringe and frieze and ornate bracket'.¹⁴ However, his designs for the Barrier Hotel (1892), the Great Western Hotel (*Brass Monkey*)(1896), the P & O Hotel (1896), the Newcastle Club Hotel (1897), and the Esplanade Hotel (1898) were characterised by their wrought iron work verandahs.

In 1897, Hutt Street was renamed William Street. Myer Rosenweig, Publican, resided at the place, and it had a capital value of £5,000, with an

⁷ Battye, J. S. op.cit., p. 626; and Mc Kenzie, Jane 'Michael Cavanagh F.R.I.B.A. Western Australian Architect 1860-1941 His Life, his Philosophies and His Architecture' (Architecture Minor Study 400, Curtin University, 1992) p. 7.

⁸ City of Perth Rate Book West Ward 1896, p. 178; and Central Ward 1897, p. 207. Note: Mrs. Davis in this record and Davies elsewhere.; Rosenweig also recorded as Roseweig.

⁹ West Australian Newspapers' photograph, c. 1896, National Trust of Australia (W. A.) File 102.

¹⁰ *ibid.*

¹¹ Mc Kenzie, Jane op.cit., p. 35.

¹² *Australasian Builder & Contractors' News* 6 August 1892, pp. 66-69, and 16 September 1893, p. 144, in McKenzie op.cit., pp. 14-17.

¹³ *ibid.*, p. 16.

¹⁴ *ibid.*, p. 16.

annual value of £250.¹⁵ He remained there into 1898, with Bullock and Mrs. Martha Bullock.¹⁶

George West, Publican, followed Rosenweig and Bullock as proprietor of the Great Western Hotel (*Brass Monkey*) from 1898, and utilised his experience as a publican on the Goldfields when promoting the hotel: 'Mr. George West ... understands well how to make a HOLIDAY for VISITORS from the FIELDS both ENJOYABLE and COMFORTABLE, having previously catered for them on the Eastern line'.¹⁷ By Christmas 1900, the place was '... well known as one of the MOST POPULAR RESIDENCES in PERTH for VISITORS from the GOLDFIELDS'.¹⁸ West's advertisement in the Christmas edition of the *Western Mail* drew attention to the convenient location, the pleasant view, and the attributes of the accommodation:

It is most advantageously situated, being only one minute's walk from the Railway Station and commanding one of the Best Views of the Metropolis. From the Spacious Promenade Balconies, with which each storey is furnished, can be discerned the blue waters of the Swan, the graceful heights of Mount Eliza, and the fine Public Buildings of the City, all of which make a refreshing picture to the weary eye of the gold-digger, who is tired of sand and monotony.

... The Bedrooms, each of which is connected with a balcony, are both spacious and well ventilated; the Sitting-rooms comfortable, and the Bathrooms, of which there are a set on each landing, are supplied with Hot and Cold Water.¹⁹

The early established role of the Great Western Hotel (*Brass Monkey*) as a convenient place for visitors from the Goldfields areas to stay when in Perth continued after the turn of the century into the twentieth century, and through into the period after World War Two.²⁰ The hotel also provided convenient residential accommodation for a number of people working in the city in a wide variety of occupations: those listed on the Electoral Rolls in 1901 and 1904 included Edward Fisher and Thomas Albert Harrick, civil servants, John Giles, gentleman, Frederick Brook, traveller, Charles Marcus Jaffe, barber, Lilly Ramond, actress, Mathew Walter and Thomas Murphy, stagehands, H. C. McKinnad, billiard maker, and Sidney A. McKeown, clerk, and his wife.²¹ As was the custom in the period, most of the staff of the hotel resided at the place.²²

Following the death of Mrs. Davies, from 1899 the place was owned by her Estate, and subsequently her family retained ownership of the place to

¹⁵ City of Perth Rate Book Central Ward 1897, p. 207. Note: Rosenweig is recorded as the person paying the rates, and the owner as 'PR' (person rated); however, it would appear that this was an error, as the ownership from 1898 continued in Mrs. Davies' Estate and her family to 1972.

¹⁶ *Wise's Post Office Directory* 1897, p. 498; and 1898, p. 261, Bullock and Rosenweig; p. 471, John Rosenseeig; and p. 574, Bullock and Rosenweig, and Mrs. Martha Bullock.

¹⁷ *Wise's Post Office Directory* 1899, p. 274; and *Western Mail* Christmas Edition, 1900, p. 75; City of Perth Rate Book West Ward 1900, p. 14.

¹⁸ *ibid.*

¹⁹ *ibid.*

²⁰ Michael Patroni, Architect, whose family stayed there on visits to Perth, conversation with Robin Chinnery, 18 November 1998.

²¹ Commonwealth Electoral Roll, 1901; and Legislative Assembly Electoral Roll, 1904.

²² *ibid.*

1972.²³ Numerous publicans were proprietors of the hotel, including F. Briggs (1906) and E. B. Porter (1908-10).²⁴ By 1910, the place had a capital value of £7,000, and an annual value of £720.²⁵

There was no discernible change to the exterior of the place from 1896 to the 1920s. A photograph c. 1920s shows the place was little changed from about 1896: the exterior brickwork remained unpainted, with rolled tarpaulins on the south side and corner balcony at the first floor, hanging baskets on the east side verandah at the first floor, and an advertisement for Swan Beer at the northern end of that verandah.²⁶ In 1929, the licensee of the Great Western Hotel (*Brass Monkey*) was Philip Lynch, and in 1937-38, it was Bert Bowman.²⁷

In June 1953, the Metropolitan Sewerage Plan shows the place with verandahs extant on the east and south sides, the cellar, a small timber addition at the north-west of the northern wing at ground level, and three brick buildings on the western boundary of the lot.²⁸

In November 1968, the owner and licensee of the Great Western Hotel (*Brass Monkey*), John Davies, applied for approval for alterations to the place, to provide a new bottle shop, the construction of a covered walkway across the rear courtyard to the toilets, and a carport.²⁹ Following approval and the granting of a building permit on 25 November 1968, the work was implemented by Jackson & Cameron Pty. Ltd.³⁰

At an unknown date during the ownership of the place by the Davies family, the exterior brickwork and the timber work of the balconies were painted white, and an additional timber railing was fitted to the balconies of the second floor.³¹ Otherwise the exterior of the place appears little changed from 1900. The interior of the place retained the basic layout of a late nineteenth century hotel in 1972, and as in 1896, the public rooms were at the ground floor, with accommodation at the first and second floors.³²

In April 1972, the Great Western Hotel (*Brass Monkey*) was purchased at a price 'in excess of \$200,000' by K. V. Gray Investments Pty. Ltd., a company under the control of Ken Gray, a leading Western Australian course bookmaker, from John Davies, grandson of Mrs. Davies for whom the

²³ City of Perth Rate Books from 1896; and *Sunday Independent* 9 April 1972, p. 4.

²⁴ *Wise's Post Office Directory* 1906, p. 326, and 1908, p. 382; and City of Perth Rate Book West Ward 1910, p. 80. Note: the latter records E. P. Porter.

²⁵ City of Perth Rate Book West Ward 1910, p. 80.

²⁶ Perth Great Western Hotel 1920s. BA 533/86 Battye Library Collection.

²⁷ *Wise's Post Office Directory* 1929, p. 815, and 1937-38, p. 81.

²⁸ MWSS DDWA 1522 PROWA Cons. 4156 Item 65, 22 June 1953.

²⁹ Plans Great Western Hotel, July 1968; and Approval, 2 November 1968. City of Perth Approvals File 1475/68.

³⁰ *ibid*, 25 November 1968.

³¹ Photographs by Frank Sharr, 21 November 1972, and 3 December 1972. National Trust of Australia (W. A.) File 102.

³² Krantz & Sheldon, Arndt & Silbert, Architects, Great Western Hotel Minor Alterations and Addition of a New Escape Stair, December 1972.

place had been built in 1896.³³ Ken Gray's other property interests included the Grosvenor Hotel in Hay Street, Perth.³⁴

K. V. Gray Investments Pty. Ltd. made a prompt application in April 1972 for approval to redecorate and upgrade the Public Bar at the Great Western Hotel (*Brass Monkey*) at an estimated cost of \$15,000.³⁵ The application was approved by the City of Perth on 28 June 1972.³⁶ Designed by Bevan J. Knott, Architect, the work was implemented in 1972.³⁷

Further renovations and redevelopment of the place were proposed in 1973. Plans by Krantz & Sheldon, Arndt & Silbert, Architects, for internal alterations, to provide additional escape stairs from the building, and for the addition of a new two-storey public lounge on James Street, were submitted for approval on 7 December 1972.³⁸ On 13 April 1973, the escape stairs were approved by the City of Perth; and on 16 April, amended plans for the redevelopment were submitted.³⁹ These were for alterations and additions at an estimated cost of \$30,000, comprising new toilets, a public bar with an opening to it to be cut from the original building, upgrading of the saloon bar, and a new games room, which required the removal of the wall between the original dining room and the saloon bar.⁴⁰ Approval was granted and the plans implemented in 1973.⁴¹

In 1978, the Great Western Hotel (*Brass Monkey*) was assessed by the National Trust of Australia (W. A.), and classified on 7 March 1978.⁴² The place was considered to be in 'fair' condition, following the recent renovations.⁴³

Repairs were carried out on the verandah and the balconies in mid 1979, including replacement of the timber rails which had rotted.⁴⁴ Architect John Pidgeon reported to the Trust on the work, noting 'Mr. Gray and his licensee are obviously proud of the building and have renovated some of the bars in appropriate style.'⁴⁵ The Trust nominated the place for

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- ³³ *Sunday Independent* 9 April 1972, p. 4. Note: The article reported that the family had 'run' the hotel since its construction other than in the period 1936-1941, when it was leased; however, City of Perth Rate Books and *Wise's Post Office Directory* record various other publicans at the place.
- ³⁴ *ibid.*
- ³⁵ Plans Great Western Hotel, Bevan J. Knott, Architect, April 1972. City of Perth Approvals File 1309/72, April 1972.
- ³⁶ *ibid.*, 28 June 1972.
- ³⁷ *ibid.*
- ³⁸ Krantz & Sheldon, Arndt & Silbert, December 1972. City of Perth Approvals File 308/73, 7 December 1972.
- ³⁹ *ibid.*, 13 April 1973, and 16 April 1973.
- ⁴⁰ *ibid.*, 16 April 1973.
- ⁴¹ *ibid.*, 16 April, and 12 September 1973.
- ⁴² Great Western Hotel, National Trust of Australia (W. A.) Assessment, 7 March 1978. National Trust of Australia (W. A.) File 102, 7 March 1978.
- ⁴³ Assessment National Trust of Australia (W. A.) File 102, 7 March 1978.
- ⁴⁴ Memo from John Pidgeon, Architect, to National Trust of Australia (W. A.), following inspection of the work in progress, 19 June 1979. National Trust of Australia (W. A.) File 102.
- ⁴⁵ Memo from John Pidgeon, Architect, to National Trust of Australia (W. A.), following inspection of the work in progress, 19 June 1979. National Trust of Australia (W. A.) File 102.

inclusion in the Register of the National Estate, and it was listed on 6 February 1980.⁴⁶

In September 1987, Brewtech Pty. Ltd., a Western Australian brewing company, established in 1983, announced the company's acquisition of the Great Western Hotel (*Brass Monkey*) and plans for its 're-establishment'.⁴⁷ Development was planned to be '... a faithful restoration of the building, to develop it into one of Australia's great beer houses.', with the renovation of the place expected to cost 'about \$750,000'.⁴⁸ It was planned that the place would be developed as a hotel brewery similar to another of the company's hotels, the Sail and Anchor (fmr Fremasons Hotel), at Fremantle.⁴⁹

On 23 December 1987, the place was transferred from K. V. Gray Investments Pty. Ltd. to Morobe Pty. Ltd.⁵⁰

In 1988, Michael Patroni, Architect, drew plans for major renovations at the Great Western Hotel (*Brass Monkey*), for Brewtech's Matilda Bay Brewing Co. Ltd.⁵¹ He had designed previous 'Matilda Bay pubs' for the company, including the Sail and Anchor at Fremantle.⁵² Implemented in 1988-89, the work included the restoration of the exterior of the building, including its original colour scheme, and internal alterations included the removal of concrete floors at the ground floor and their replacement with polished timber floors.⁵³ At the ground floor, walls were removed to create four spacious bar areas, with care taken here and elsewhere in the work to make possible the continued reading of the original construction of the place.⁵⁴ The first floor was converted to bars, function rooms, and dining rooms.⁵⁵ Original fixtures were retained, and additional fixtures of similar period and style were purchased, using salvage materials wherever possible rather than reproductions.⁵⁶ Little change was made to the second floor. The rooms previously in use for accommodation have been utilised for offices, storage, and change rooms since 1989.⁵⁷

Completed in early 1989, the cost of the restoration and renovations were \$1.5 million.⁵⁸ The place was renamed the *Brass Monkey*, pub and brasserie, after Matilda Bay's Brass Monkey stout, and was officially opened at the Great Brass Monkey's Ball on 16 March 1989.⁵⁹ It was soon established as a popular drinking and dining place in Perth. The Western

46 Australian Heritage Commission Data Sheet, 29 September 1981

47 *Sunday Times* 27 September 1987.

48 *The West Australian* 22 September 1987, p. 44; and Brewtech Company Director, Garry Gosatti, in *Sunday Times* 27 September 1987.

49 *ibid.*

50 Certificate of Title Perth Town Lot Y37 Vol. 1718 Fol. 499, 23 December 1987.

51 City of Perth Approvals File 984/88.

52 *Daily News* 16 March 1989, p. 14.

53 Michael Patroni, Architect Plans Great Western Hotel, April-June 1988; and *Daily News* 16 March 1989, p. 14.

54 Michael Patroni, Architect, conversation with Robin Chinnery, 18 November 1998.

55 Michael Patroni, Architect Plans Great Western Hotel, April-June 1988.

56 Michael Patroni, Architect, conversation with Robin Chinnery, 18 November 1998.

57 Site visit by Robin Chinnery and Philip Griffiths, 20 November 1998.

58 *Daily News* 16 March 1989, p. 14.

59 *ibid.*; and *The West Australian* 21 March 1990, p. 76.

Australian chapter of the Royal Australian Institute of Architects' Architectural Design Award for 1989 was awarded to Michael Patroni for his work on the former Great Western Hotel.⁶⁰

Brass Monkey was transferred from Morobe Pty. Ltd. to Mellen Pty. Ltd., a company owned by a private Japanese investor, on 21 March 1990, for \$2.85 million.⁶¹ Matilda Bay Brewing Co. Ltd., which had become a subsidiary of Foster's Carlton & United Breweries in the previous week, retained a 10 year lease on 'the profitable hotel.'⁶²

On 17 October 1994, approval was given by the City of Perth for internal alterations including a new kitchen to *Brass Monkey* in the area of the 1973 additions in James Street, to designs by Paul Burnham, Architect.⁶³ However, concerns raised by the Heritage Council of Western Australia and the National Trust of Australia (W. A.) regarding the proposed facade, the roof line of the upper floor, and the attachment of the roof to the neighbouring building led to modifications of the plans.⁶⁴ Following approval of modified plans, the bar area at the first floor was converted to a roof terrace, with the brick walls removed and replaced with glazing, and the roof replaced by builders Chamley-Brice Pty. Ltd., at a cost of \$246,968 in 1995-96.⁶⁵

In April 1998, application was made for approval of minor alterations, at an estimated cost of \$25,000, to the James Street addition, including an upgrade of the first floor kitchen, extension of the cool room, relocation of the ground flight of escape stairs, and the construction of an elevated walkway linking the Monkey Bar with the external stairs.⁶⁶ The plans by Paul Burnham, Architect, were implemented in 1998, following approval by the City of Perth.⁶⁷

In 1998, *Brass Monkey* was included in the Draft Municipal Inventory of the City of Perth.

In March 1999 *Brass Monkey* continues in use as an hotel and brasserie.

13. 2 PHYSICAL EVIDENCE

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- ⁶⁰ Commemorative plaque at *Brass Monkey*. Site visit by Robin Chinnery and Philip Griffiths, 20 November 1998.
- ⁶¹ Certificate of Title Perth Town Lot Y37 Vol. 1718 Fol. 499, 21 March 1990; and *The West Australian* 21 March 1990, p. 76.
- ⁶² *The West Australian* 21 March 1990, p. 76.
- ⁶³ City of Perth Approvals File 1311/94, 17 October 1994.
- ⁶⁴ Proposed Alterations to the Brass Monkey Hotel for the Matilda Bay Brewing Co. May 1995; HCWA to Paul Burnham, 12 May 1995, and response from Paul Burnham, 18 May 1995. HCWA File 2154.
- ⁶⁵ Item 6, Perth City Council Meeting Minutes, 7 July 1995; and letter from Chamley-Brice Pty. Ltd. to City of Perth, 27 March 1996.
- ⁶⁶ City of Perth Approvals File 0183/98, 29 April 1998.
- ⁶⁷ City of Perth Approvals File 0183/98, 25 May 1998 and 22 June 1998.

Brass Monkey is a three-storey hotel and restaurant premises with a part basement, constructed of brick and stucco with an iron roof, designed in the Federation Filigree style.⁶⁸

Brass Monkey is prominently located on the corner of William and James Streets in Perth. William Street is a one way road with the traffic running from north to south, with parallel kerbside parking on both sides of the street. The pavements are made of brick pavers and there are London Planes (*Platanus x acerfolia*) used as street trees on the James Street frontage. This area of William and James Streets is made up of predominantly two and three storey buildings from the late nineteenth and early twentieth centuries.

The building comprises a small basement cellar in the south-east corner, a ground floor and two upper floors.

The main elevations of the *Brass Monkey* are on William and James Streets. The building fabric consists of a number of construction campaigns, which include the original building, additions, alterations and modifications made to the building.

The principal elevations are disposed around a corner tower element located on the corner of Williams and James Streets, which has an onion shaped cupola, finished in painted zinc panels, with a pointed spire atop. The tower extends above the main eave lines and has a series of small square windows around its perimeter immediately under the eaves.

The elevations extend along the two principal streets in a three-bay arrangement in both instances in an A,B, and C rhythm. Each elevation has a central thrust bay, which marks entry points to the building, and flanking bays to the thrust bays. The thrust bays protrude through the main wall plate line at the eaves level and extend a further quarter of a storey and are terminated with low pitched pavilion roofs. Each pavilion roof has a stucco panel set below the eaves with the words 'Great Western Hotel' on them in raised lettering.

The roof is a strong visual feature, with extremely wide eaves, which are bracketed off the wall with long shallow consoles. The consoles rest on a continuous cornice. The curved windows at second floor level, which occur in the thrust bays and on the corner tower, have run label moulds around their heads and soldier brick arches. The combination of corner tower, pavilions, tall brick chimneys and wide eaves result in a richly detailed roofscape and skyline.

There is a three storey verandah wrapped around the William and James Street elevations. The upper floor verandahs are original fabric and the ground floor sections were re-constructed as part of the works completed under Michael Patroni. The verandahs are a strong feature, with their Corinthian cast iron columns, cast iron column brackets, cast iron friezes, and balustrade panels. The soffits to the verandah are finished in mini-orb profile corrugated iron.

⁶⁸ Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* (Angus & Robertson, North Ryde, 1989) pp. 108-111.

The walls are constructed of tuck pointed Flemish bond brickwork, which have been painted over on several occasions. The walls are currently finished in a brick red colour paint. The external openings to the original building are treated in a variety of ways, with double hung sash windows, French windows and French doors, together with a steel grille to the arcade at the William Street ground floor entry, which was part of the 1988 works.

The works on the James Street elevation, completed under the direction of Paul Burnham, are an expression of the late 1990s. The external elevations consist of steel framed glazed panels and the roof is made of stretched fabric. The works are clearly identifiable in a new fabric in accordance with sound conservation principles.

The prominent location, large scale of the building in the Northbridge context, fine design, and detailing of the *Brass Monkey* combine to make it a key feature in the townscape of the Northbridge and an important gateway building on the northern approach to the City of Perth.

Brass Monkey is built to the boundaries on all sides of the lot, including the boundary of the right-of-way on the western side of the lot. The northern side is held about 3'0" (0.9m) off the boundary for part of its length. The plan is organised around the corner tower and extends along William and James Streets, together with the northern boundary, so that the original plan form is a 'U' shape, with the open end to the west. The remaining buildings at the rear of the property were once separate structures, but have subsequently been joined to the main building by successive alterations and additions.

The ground floor consists of a central main entry with matching pairs of entry doors behind an arcade of deep archivaults. The southern set of entry doors led to the public bar and northern entry was the guest's entry. The two entries make up a balanced composition beyond the arcade. The ground floor entry leads into the main entrance hall, with its elegantly detailed timber staircase. The staircase has a moulded handrail, turned balusters, and newels, and this detail extends from the ground to the first floor. The staircase from the first to the second floor is a much simpler detail, with square balusters. There are two rooms to the north of the entrance hall, which were previously turned into a single space and then re-separated in the works by Patroni. The rear room retains its original ceiling roses, lath and plaster ceilings and cornices. The front room also retains much of the original fabric, with the exception of one ceiling rose. Jarrah board floors and moulded skirtings in this area are replacements. The toilets and kitchen to the rear or west of this section were extensively remodelled and added to in the 1988 campaign and have modern finishes throughout.

The area to the south of the entry is a series of three major rooms. These rooms were extensively rearranged and fabric re-introduced to return the former sense of compartmentation. The jarrah floor and bar fittings are replacement fittings, which use traditional details. Most of the ceiling fabric is original, but ceiling roses have been added in several locations. There is an original fireplace on the western wall of the western bar.

The external area which lies between the two sides of the 'U' plan has been paved with concrete sets and covered with a glazed steel framed roof. The paving system has been carried throughout the remainder of the courtyard at the rear of the building. The escape stair to the west of this section is made of face brickwork and has plain contemporary finishes. The residual open space to the west of the main building has been paved with concrete sets, and there are two London Plane trees planted in the area. There are also numerous potted plants arranged around the courtyard.

A series of rooms to the rear of the site, or western side of it, have been linked together to provide storage, coolrooms, and a bottle sale shop on the James Street frontage. The opening created between the main building and the ancillary buildings has a set of folding doors which were set in place in 1988.

There is a very small basement cellar in the south east corner, with a spiral stair from the ground floor bar. The stair was installed in 1988. The finishes in the basement cellar are mostly new and the only early fabric on view is the barrel race from the James Street pavement.

The ground floor plan is reflected on the first floor to a large extent. The major compartments are made of masonry and most of these masonry walls remain. Further subdivisions constructed of stud partition were almost removed during the 1988 works. The William Street elevation remains in its original format at ground floor level and through the upper floors, but the James Street elevation has a number of new openings made in it, or has had existing openings modified. These treatments replace glazed screens in the south elevation, which were later alterations, and are in the spirit of the original building.

The plan of the first floor still reflects the original form of three major rooms across William Street and two along James Street, together with two along the northern boundary. The area over the stair and stores in the James Street section of the plan is all contemporary fabric with plastered finished, timber floors, and steel framed glazed windows. In the original section of the hotel, rooms have been linked together with new openings, and the floor covered with a thin light coloured timber flooring system since the 1988 works were completed. Clear plastic blinds have been hung from the verandahs' perimeter edge beams. The verandah floor is finished with replacement timber flooring. Contemporary display fittings have been installed in a servery on the north side of this floor, and the kitchen and toilets are all products of the 1988 work, with later modifications. Original fabric such as lath and plaster ceilings and cornices have been retained. The level of decorative treatment on the first floor is more restrained than on the ground floor. There are few rooms with cornices and only one with a ceiling rose. There is one original fireplace with its surround, mantle, and mirror, remaining on this floor.

The second floor retains its original fabric, together with fabric from alterations made in the inter-war period. The second floor is divided into a series of spaces which were formerly bedrooms, sitting rooms, and bathrooms. The extension to the northern wing is of a later fabric to the remainder of this floor and contains bathrooms, which are currently used for storage. The fit-out of these rooms appears to be from the Inter-War

period. There is one pressed metal ceiling remaining near the south east corner, and the other ceilings have been replaced with plasterboard and batten systems. The walls are plastered. The timber flooring is exposed in a number of locations and these sections are Oregon pine.

The degree of authentic fabric varies from floor to floor, and even within floors in the *Brass Monkey*. The external fabric is mostly authentic. Overall, the building has a moderate degree of authenticity.

While there are a number of minor defects, the overall condition of the place appears to be good, and it appears to be well maintained.

The work of first Patroni, and then later Burnham, followed basic Burra Charter principles. The underlying structure, elements and decorative treatments were mostly left intact and the legibility of the main spaces remains clear. The spaces on the first floor are less easily read without interpretation. Though there is some manufactured heritage in Patroni's work, it is well documented, and therefore it is possible to distinguish reconstruction and conjectural work from authentic fabric. Burnham's work is readily distinguishable and chose a contemporary idiom for its expression. It is even more readily distinguishable from authentic fabric than Patroni's work.

13.3 COMPARATIVE ANALYSIS

Other Federation Filigree hotels in Western Australia may be found throughout the state. Typically in metropolitan locations, the verandahs have been removed and the ground floor areas extensively altered in response to a changing markets. Many of these buildings have been lost altogether. Of the remaining Federation Filigree hotels the one of the more intact examples is the Rose Hotel in Bunbury, notwithstanding internal alterations. Hotels such as the Melbourne Hotel in Perth have been altered such that much of the original detail has been lost internally and externally. Several, including Cavanagh's Orient Hotel, have had their verandah put back in place, though the historical accuracy of these elements is frequently low.

13.4 REFERENCES

National Trust Assessment Exposition 7 March 1978

Australian Heritage Commission Data Sheet 29 September 1981

13.5 FURTHER RESEARCH

Research of Licensing Court Records may yield additional information.

Oral histories of the place might yield further useful information about the place.