



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in September, 1991 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE

Sail and Anchor Hotel, located opposite the *Fremantle Markets*, is a landmark building in South Terrace, and contributes to the character of an important historic and residential precinct. (Criterion 1.3)

The reinstated verandah, which extends over the footpath, is a dominant streetscape element, typical of corner hotels at the turn-of-the-century. (Criterion 1.3)

11.2 HISTORIC VALUE

Sail and Anchor Hotel is closely associated with the rapid economic development surrounding the gold boom at the turn-of-the-century, when buildings in both Perth and Fremantle were redeveloped or rebuilt to meet the requirements of a burgeoning population. (Criterion 2.2)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Sail and Anchor Hotel is highly valued by the community as a recognisable heritage asset, the restoration of which is associated with the regeneration of Fremantle in the 1980s, and specifically the defence of the America's Cup in 1987. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

12.2 REPRESENTATIVENESS

Sail and Anchor Hotel is a fine representative example of Federation Filigree style common in the Australian pub tradition of the turn-of-the-century. (Criterion 6.1)

Sail and Anchor Hotel is a fine representative example of the conservation of a building for a popular commercial project. (Criterion 6.2)

12.3 CONDITION

Sail and Anchor Hotel has undergone extensive restoration and repair and is in sound condition.

12.4 INTEGRITY

The upper level of *Sail and Anchor Hotel* no longer serves its original function of accommodation, having been replaced by public and office areas and numerous alterations to the building fabric have occurred. However, the exterior and the internal spaces remain largely intact and the building retains a moderate degree of integrity.

12.5 AUTHENTICITY

In 1985-86, during conservation work to meet changes in functional requirements, some internal walls of the *Sail and Anchor Hotel* were removed, some door and windows were altered, the verandah was reconstructed and additional fixtures and fittings were installed. The work was carried out sympathetically, and the *Sail and Anchor Hotel* retains a reasonable degree of authenticity.

13. SUPPORTING EVIDENCE

13.1 DOCUMENTARY EVIDENCE

The Freemasons' Hotel, now known as the *Sail and Anchor*, is a two-storey building constructed in 1901-1903, to provide increased hotel facilities in the Fremantle area. It was built for Nicholas Paterson and Anthony Cornish¹, and replaced the hotel originally constructed on the site in 1854, the establishment of which is commemorated by the date on the pediment of the building.²

Fremantle, the port for the Swan River Colony, was first settled in 1829. Being the colony's distribution centre, the town grew rapidly and within a year the fledgling community was supporting four hotels and numerous "grog shops". There was an air of optimism surrounding the colony's growth and development. Unfortunately this buoyant outlook was short lived as an economic depression was experienced during the 1840s. These difficult times were made even more arduous by a severe labour shortage which was eventually overcome by the introduction of convicts to the colony. Convict labour was to play an important role in Fremantle's building development.³

It was between 1854-56, during the convict period, that the original Freemasons' Hotel and Tavern was constructed on Fremantle Town Lot 221. In 1856, when Nicholas Paterson announced the opening of the new hotel it included: seven sitting rooms; a large assembly room; eight bedrooms and stabling for 20 horses. The Hotel changed hands a number of times, particularly around the turn-of-the-century.

The discovery of gold in Coolgardie and Kalgoorlie in 1892/93, saw a dramatic influx of people into the state which was followed by a building boom in both Perth and Fremantle as people required homes, business premises and various civic and public facilities.

In 1901, James Gallop purchased the Freemasons' Hotel property and commissioned architect F. W. Burwell to design a new hotel for the site.⁴ The construction was undertaken by Mr. Reynolds and was carried out in stages so that the hotel could continue to trade. When eventually completed in 1903, it provided the following accommodation: on the first floor - three bars, two parlours, lounge, billiards room, kitchen and service rooms; first floor - ten guest rooms, licensee's quarters, guest lounge, dining room and kitchen.

Mr. F. W. Burwell, architect, was first listed in 1896 in the partnership of Ross & Burwell in Perth and Fremantle, after having previously practiced in Melbourne.⁵ In 1900, he was listed in his own practice in Mouat Street, Fremantle; however, in the following year he was listed in partnership as

¹ Information from City of Fremantle Local Studies Collection, 'History of the Sail and Anchor', thought to be prepared by Brewtech., 1988.

² The hotel's change of name did not occur until 1984, when there was a change of ownership and extensive restoration work carried out.

³ *ibid.*

⁴ *ibid.*

⁵ Kelly, I., 'The Development of Housing in Perth (1890-1915)', (unpublished Masters Thesis, UWA, 1991). David Ross was Burwell's uncle.

Burwell & McNeece, also in Fremantle. Burwell was still in practice in Fremantle in 1912 and was responsible for a wide variety of buildings including; shops and offices, private residences and churches.

In the 1920s, the addition of a first floor wing to the western side of the Freemasons' Hotel added a further six guest rooms. After changing hands further, the Swan Brewery purchased the Hotel in 1923, and it remained in their possession until 1977.

In 1955, the verandah and balcony was removed and replaced with a suspended awning according to plans prepared by Allen & Nicholas, architects.⁶ This followed the introduction of local government authority regulations which prohibited projections over footpaths because of the danger they presented in case of an accident with a vehicle. At the same time the toilet facilities were upgraded and other various items of work carried out.

In 1981, a T.A.B. facility was opened within the hotel, the entrance being off South Terrace. At the time it was one of the few hotels in Western Australia granted a licence to open such a facility within the actual hotel building.⁷

In April 1984, the Freemasons' Hotel was sold to Brewtech Ltd. who undertook a major restoration and upgrading of the hotel, converting it into the first boutique pub brewery in Australia and changing the name to become the *Sail and Anchor Hotel*.⁸ The extensive restoration work was completed in 1985, by Michael Patroni, architect. The work was carried out in stages so that the hotel could still operate during the construction period. The verandah and balcony was reinstated in 1986, following negotiation with City of Fremantle.

The restoration work carried out by Patroni received awards in two categories in the Architectural Design Awards in 1985:⁹

This project has been both restoration and adaptive recycling. The hotel prior to 1984 had seen the evolution of public taste and decor from its Late Victorian, Boom Style through vinyl tiles, plastic timber panelling, wall paper etc. ... Although the building has primarily remained a hotel, it has had to come to terms with some significant changes.. ... The local community have taken great interest in the prospect and have come in increasing number during the course of the works, which have been totally done while the hotel continued trading.¹⁰

Today, the *Sail and Anchor Hotel* is a popular venue and provides an architectural and historical point of interest in South Terrace, Fremantle.

13. 2 PHYSICAL EVIDENCE

⁶ City of Fremantle documentation, dated 1 December 1954, included in Lun, M. J, 'Freemason's Hotel: Restoration', (Student report, Curtin University: Architecture and Culture unit, 1988), appendix.

⁷ *Fremantle Gazette*, 22 June 1981.

⁸ *Sunday Independent*, 17 November 1985, p. 20.; Details of the restoration work carried out are contained in the physical evidence section. The name "Freemasons' Hotel" had already been incorporated into the underside of the cornice to both street facades, continuing the link with the hotel's original establishment on the site.

⁹ *The Architect*, Vol. 25, No. 3, 1985, pp. 21-22.

¹⁰ *ibid.*, p. 22.

The *Sail and Anchor Hotel* is a two-storey building in Federation Filigree style,¹¹ located at the building line on the north west corner of South Terrace and Henderson Street.

The building is constructed of rendered stone and brick with timber floors throughout. The main entrance and principal facade faces South Terrace. The building is truncated at the corner with a secondary entrance.

The building features a balustraded parapet with classical motifs and a segmental pediment located in the centre of the principal facade. A band of dentils runs the length of the facade. The words "Freemasons' Hotel" decorate the underside of the cornice to both street facades.

A verandah and balcony extend over the footpath along both street facades and are covered with a lean-to roof. The verandah roof is broken by gables which emphasise the two entrances off South Terrace and the truncated corner.

The balcony roof is supported on fine, ornamental iron posts with capitals, cast iron infill and timber balustrading. The posts are regularly spaced and feature cast iron brackets. The street facades are painted to dado height in a contrasting colour.

Much of the external detail is applied to the lower (principal) floor. The openings are elliptical arches with curved sashes with deep cut moulded architraves. The windows are separated into three lights. The window frames are recessed behind the outer face of the building. The upper level openings are long sash windows. The entry door at the building's truncation is slender and has a semi-circular fanlight.

The main entry doors lead to a similar pair inside, forming a vestibule. The doors are modern but the detailing is authentic. The timber doors are panelled with clear glass. Timber pilasters frame the doorway supporting a triangular pediment. Stained glass fanlights adorn the entry.

The entrance hall and passage features three archways that rest on composite columns on a small pedestal. The archways are coffered semi-circular arches. Patterned press metal linings decorate the ceilings, stair soffit and interior walls below the dado. Decorative cornices and roses adorn the ceilings. The internal stair is constructed of carved cedar with vertical balusters and newels. The stairwell features three stain glass semi-circular arched sash windows. The upper level landing features an original pendant light.

The hotel could accommodate two bars, two parlours, an office, lounge, billiards room, cool room and service rooms to the lower level.¹² The upper level could accommodate ten guest rooms, the licensee's quarters, guest lounge, dining room and kitchen.

In the 1920s, six guest rooms were added to the upper level to the western side of the building.

¹¹ Apperly, R., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture*, (Angus & Robertson, North Ryde, 1989), pp. 108-111.

¹² Babich, Z., 'Restoration: Freemason's Hotel, Fremantle', (Student report, Curtin University: Architecture and Culture unit, n.d.) p. 19, for ground floor plan of original building.

The original balcony was removed in the 1955, and replaced with a suspended awning. The toilets on the upper level were upgraded and a doorway created allowing access to the toilet facilities in the west wing.¹³

Prior to the restoration in 1985/86, the building remained substantially intact; however, much of the original pressed metal linings and mouldings to bar counters were replaced by plastic timber panelling and wallpaper applied to most areas. Vinyl tiles and carpet covered the timber floors.

The hotel underwent extensive restoration work and alteration in 1984/86, under the design and supervision of Michael Patroni Architect.¹⁴ The Client's brief was to convert the hotel to a boutique brewery and return to traditional beer engines and kegs as the dispensing source of beer behind the bars.

The restoration work was carried out in three stages: restoration and alteration to the lower level; alteration to the upper level; and development of rear courtyard and reinstatement of the verandah.

The restoration of the lower level included, the installation of two replicant bars to replace the existing bars which were in a state of decay. The size of the existing Bar 2 was shortened and rounded to meet Bar 1; an arched opening was created in the wall separating the two bars to allow direct access from one area to the other. The bars were modernised and electrical and plumbing services were upgraded. The reconstruction was carried out in two stages. While one bar was being installed the other was left to operate.

The Lounge bar was removed and the area converted to formal dining with a new access to the store. The central window of the external wall was converted to a doorway with a French door to allow access to the rear courtyard. The cool room was reconditioned and a new opening was created to the store. The original bottle shop was converted to a brewery, a large opening was created to Bar 1 and an arched opening created to the Lounge. Other doors to the bottle shop have been reinstated to original detailing.

The parlours were upgraded and the timber floors removed and replaced with a concrete floor covered with terracotta tiles. The pressed metal ceilings were removed and replaced with plasterboard. Access from the passage was relocated.

The T.A.B . shop to South Terrace was converted to a bottle shop. Alteration to the shop included, the access from the passage was removed; access to store was created; some timber floors were replaced with concrete; direct street access was replaced with an opening; and a mezzanine, stair, sales counter and display cabinets were installed. The original window to the side laneway was converted to a door.

The cellar, disused for many years, was upgraded. The cellar flap to the street was re-opened.

¹³ See: Lun, for plans and details.

¹⁴ Interview conducted by Kelly Aris with Michael Patroni, 1 August 1994. See Heritage Council Data File No. 1002 for drawing Nos A2, A2A, A3, A4A, A5A and A6C for Bottle Shop details, First Floor Plan, Ground Floor Plan, First Floor Plan Stage 2, Elevations and Section/Details respectively.

The rear courtyard was repaved and a service yard enclosed with a screen wall. The existing wire gates to Henderson Street were replaced with timber gates.

The alteration to the upper level is extensive. A new restaurant and lounge replaces the existing accommodation. The rooms on the western side of the hotel were converted to offices and storage areas. The kitchen and cool room were upgraded. A cocktail bar was created behind the facade overlooking South Terrace. In 1986, the two-storey verandah was reinstated to original detailing. French doors opening to the balcony are not authentic, they replace existing window openings.

Repair and replacement of original detailing was carried out to both levels of the hotel, including doors, door frames, architraves, skirtings, pressed metal linings, removal of vinyl tiles and repainting. The parapets were rebuilt in 1992.

13.3 REFERENCES

Babich, Z., 'Restoration: Freemason's Hotel, Fremantle', (Student report, Curtin University: Architecture and Culture unit, n.d.).

Lun, M. J, 'Freemason's Hotel: Restoration', (Student report, Curtin University: Architecture and Culture unit, 1988).

Australian Heritage Commission Data Sheet.

National Trust Assessment Exposition.