



# 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\*

*His Majesty's Hotel* is significant for the aesthetic qualities of the street elevations with their rhythm of ground floor arches at the curve in the facade and first floor fenestration under the parapet with roof-line decorations working to the climax at the street intersection. (Criterion 1.1)

*His Majesty's Hotel* is significant as having landmark qualities, being the visual closure at the east end of the triangular space formed by the widening of Phillimore Street, a nineteenth century commercial precinct, as it approaches Mouat Street. (Criterion 1.3)

*His Majesty's Hotel* is significant as a very important element in the Fremantle West End, nationally significant nineteenth century precinct. The place is closing element to the vista east along Phillimore Street flanked with complimenting facades of the predominantly nineteenth century buildings, some of which are registered by the HCWA, lining each side the street. (Criterion 1.4)

### 11.2. HISTORIC VALUE

The rebuilding of *His Majesty's Hotel* in 1903-4 is significant as an example of the continuing development that was occurring in Fremantle at the time as a result of the gold boom. (Criterion 2.1)

*His Majesty's Hotel* is significant for its particularly long association with Manning family, owners of the site from 1880 until 1990. (Criterion 2.3)

### 11.3. SCIENTIFIC VALUE

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### 11.4. SOCIAL VALUE

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\* 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.

*His Majesty's Hotel* contributes to the Fremantle community's sense of place as a tangible reminder of the development and prominence of Fremantle at the turn of the twentieth century. Its recent restoration has ensured its continued popularity. (Criterion 4.2)

## 12. DEGREE OF SIGNIFICANCE

### 12. 1. RARITY

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### 12. 2 REPRESENTATIVENESS

*His Majesty's Hotel* is representative of Fremantle hotels at the turn of the twentieth century, many of which, as with this example, have been recently opened up internally to create large bar and lounge spaces. Other examples in Fremantle include the Oriental, the National Hotel, the P & O Hotel and the Fremantle Hotel. (Criterion 6,2)

### 12. 3 CONDITION

The condition of the place is very good though some parts, namely the shops to the eastern wing, have yet to be renovated and are in poor condition.

An extensive renovation has been carried out in the last few years which has seen internal changes and the repair and repainting of all but the shops in the eastern wing.

The renovations have improved the condition of the place and created a pleasant environment; however, they have in some respects distanced the fabric from its original state.

### 12. 4 INTEGRITY

The original intention of the building has been to some extent compromised by the amalgamation of the ground floor areas into large bars and lounges even though the original use continues, including hotel accommodation. The first floor areas are still intact although the rooms of the east wing are small by current standards and there are plans to make changes. The current use, being unchanged from the original, is as compatible as any that could be envisaged although the continued use has brought about changes to the original fabric.

*His Majesty's Hotel* has moderate to high integrity. The significant values appear to have longterm sustainability and there is no bar to the conservation of the place.

It is possible to restore the place and there are plans to reconstruct the verandahs. The timetable for further work is not known.

### 12. 5 AUTHENTICITY

The ground floor bars have been amalgamated by the removal of walls and the substitution of arches and columns where walls once stood and various finishes such as dados have been added. One major change in the past has been the removal of the verandahs from the street elevations and also the rear elevation.

Despite the changes, much of the original fabric remains and on balance *His Majesty's Hotel* is considered to have moderate authenticity.

### 13. SUPPORTING EVIDENCE

The supporting evidence has been prepared by consultants from the Centre for Western Australian History. The documentary evidence has been compiled by Julia Ball, Historian. The physical evidence has been compiled by John Pidgeon, Architect.

#### 13.1 DOCUMENTARY EVIDENCE

*His Majesty's Hotel* is a two-storey hotel building constructed in 1903 for the Manning family.

In 1870, Henry Manning was owner of Lots 39/40 of 1515, now numbers 2-4 Mouat Street, with Lucius Alexander Manning taking over ownership as early as 1872.<sup>1</sup> The first detailed record in the rate books appears in 1880-81 (when the Fremantle rate books begin). At that time, Lot 39 was an allotment and Lot 40 had a house and salerooms occupied by George Thompson, an auctioneer by profession. By 1884, a shop had been built on Lot 39, occupied by L.A. Manning, and Lot 40 had a dwelling house and auction room occupied by the auctioneer David Francisco.

The first mention of 'His Lordship's Larder' and house, occupied by Charles Pierce, was in the 1887-89 rating period. Ownership of both Lot 39 and Lot 40 remained in the Manning family from 1870 until the late 1980s.

Lucius Alexander Manning (b.1841, d.1888) arrived in Western Australia on 29 April 1857 aboard *Travancore* following his father and family who had arrived earlier in 1854. He married Florence Augusta Bickley. He employed 11 ticket-of-leave men between 1865 and 1886.<sup>2</sup>

*His Majesty's Hotel* started life in the 1880s as a bungalow style residence which was extended to become Fremantle's first cafe during the gold boom. Kerr describes this building as a long, single-storey building that was coloured yellow, constructed of timber and had a verandah going right to the roadside.<sup>3</sup> When Manning died his wife Florence Augusta Hall (she remarried shortly after) and a son, Alfred Julian, became owners of His Lordship's Larder.

In 1903, an article in the *WA Mining, Building & Engineering Journal* indicates that the building was rebuilt as *His Majesty's Hotel*:

The old Larder hotel has now practically disappeared, and Mr. Taylor, the contractor, is pushing on with the foundation and getting a large quantity of material on to the ground for the new building.<sup>4</sup>

In October 1903, further mention is made, in the same journal, of the progress of building's construction:

In proximity to that establishment the premises of his [sic] Lordship's hotel is being pushed on, the building has a base course of Cottesloe stone of excellent quality rising about six feet from the surface of the ground, the remainder of the

<sup>1</sup> City of Fremantle Library Local History Collection, His Majesty's Hotel file, 728.5.

<sup>2</sup> Erickson, R. (ed) *Bicentennial Dictionary of Western Australian* Vol. 3, UWA Press, Nedlands, 1988, p. 2067.

<sup>3</sup> Kerr, W. *Architecture in Fremantle 1895-1915*, p. 101.

<sup>4</sup> *West Australian Mining, Building and Engineering Journal*, 25 July 1903, p. 18.

work is being carried out in brick. The contractor is Mr W. Taylor, of Perth, who expects to have his contract completed upon time.<sup>5</sup>

In 1904, it was reported that, although not completely finished, the building was occupied:

The erection of the new His Lordship's Larder Hotel, Fremantle, is now well on to completion, the hotel being occupied but the wings of the big block of buildings are still unfinished, although the facade which is in brick tuck pointed makes a good show. Altogether the block is a handsome addition to the architecture of the port and the site (opposite the Railway Station) lends itself to the style of the building that has been erected, reflecting credit and skill on the architect and contractor.<sup>6</sup>

The rate book entry for 1904-05 describes the hotel as comprising: bars, billiard rooms, dining rooms, sitting room, parlour etc. including room over shops.<sup>7</sup>

This was a period of continued development in Fremantle, the result of the prosperity associated with the gold boom.<sup>8</sup> By 1901, the population of Fremantle had almost trebled to 14,704, having risen from 5,607 in 1891.<sup>9</sup> Development at the time included the establishment of a tramway system, the installation of electric light, the opening of Princess May School in 1901, the opening of the Fremantle Technical School in 1903, the construction of Municipal Sea Baths in 1906-7 and the construction of the new Fremantle Railway Station in 1907.<sup>10</sup> As a result of this development, a number of hotels, including *His Majesty's Hotel*, were rebuilt.

Kerr notes that Mr T. Anthoness was the architect and the contractor Mr Taylor carried out work for £6,584.<sup>11</sup> The renaming of the hotel to *His Majesty's Hotel* coincided with the building of the new hotel in 1903-04.<sup>12</sup>

From this time, *His Majesty's Hotel* remained in the ownership of the Manning family and was continually used as a hotel. The only changes were associated with different family members becoming involved in the ownership and management of the hotel and minor alterations to the building fabric over the years.

In the 1930s, Florence Hall teamed up with another son Lucius Charles as owners and then later, a daughter Azelia Helena Ley.<sup>13</sup>

In 1960, City of Fremantle approval was granted for additions and alterations to the lavatory block.<sup>14</sup>

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<sup>5</sup> *ibid.*, 10 October 1903, p. 18.

<sup>6</sup> *ibid.*, 6 February 1904, p. 18. It should be noted that the reference to the Railway Station does not refer to the current railway station, but the previous one.

<sup>7</sup> City of Fremantle Library Local History Collection, His Majesty's Hotel file, rate book entry, 1904-05.

<sup>8</sup> Bosworth, M. & Hutchinson, D., 'City of Fremantle: Thematic Historical Framework', prepared for the Fremantle City Council, June 1995, pp. 70-76.

<sup>9</sup> Ewer, J. K., *The Western Gateway: A History of Fremantle*, UWA Press, Nedlands, 1971, second edition, p. 101.

<sup>10</sup> *ibid.*, pp. 101-115.

<sup>11</sup> Kerr, W., *Architecture in Fremantle 1895-1915*, pp. 104-105.

<sup>12</sup> City of Fremantle Library Local History Collection, His Majesty's Hotel file. In 1904-05, rate book entries refer to the place as His Majesty's Hotel where previously it had been His Lordship's Larder.

<sup>13</sup> City of Fremantle Library Local History Collection, His Majesty's Hotel file. Rate book entries show Florence Hall in partnership with Lucius Charles Manning in 1935-36.

In 1979, City of Fremantle approval was granted to carry out minor renovations to the interior.<sup>15</sup>

In 1985, when Lucius Windsor Manning took over, the name of the hotel reverted to His Lordship's Larder.<sup>16</sup> A grandson of Lucius Alexander, Lucius Windsor was the last of the Manning family to own *His Majesty's Hotel* before Humich Nominees took over in 1990.<sup>17</sup>

In 1986, City of Fremantle approval was granted for the refurbishment of toilets and showers.<sup>18</sup>

Later in 1986, City of Fremantle approval was granted for, 'alterations, additions, upgrading and painting'. This involved the addition of the Brewery Room, which was to be located adjacent to the existing kitchen in the courtyard at the rear. It was of double brick with a galvanised metal roof. It involved only minor alterations to the existing fabric and no structural changes.<sup>19</sup>

In 1996, further 'alterations, additions, restoration and renovations' were approved by City of Fremantle.<sup>20</sup> These involved the use of the site as a café/restaurant on the ground floor and use of the upper level rooms for accommodation. The café is the now well known, 'Phillimore's Café and Bar'.

The work by the current owners included the redesign of the bar area by creating five arches in a wall and what was once different drinking rooms is now one big open space. Other works undertaken by the owners are described as follows:

We replaced all the skirtings, brought in old fireplaces from other old properties, added new doors opening on to the street, put in a new floor in the main restaurant-bar because the old one was sodden from beer and damp and stripped the old gloss-pink paint off the courtyard walls - to name some of the tasks.<sup>21</sup>

The name of the hotel has since reverted to *His Majesty's Hotel*. The place is well known for the quality of its accommodation.

In January 1999, *His Majesty's Hotel* continues to function as a hotel providing accommodation.

## 13.2 PHYSICAL EVIDENCE

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<sup>14</sup> City of Fremantle Planning and Development file, His Majesty's Hotel, 2-4 Mouat Street, 2 March 1960, plan 438.

<sup>15</sup> City of Fremantle Planning and Development file, His Majesty's Hotel, 2-4 Mouat Street, 10 December 1979.

<sup>16</sup> City of Fremantle Library Local History Collection, His Majesty's Hotel file, rate book entry, 1985.

<sup>17</sup> City of Fremantle Library Local History Collection, His Majesty's Hotel file, rate book entry 1990.

<sup>18</sup> City of Fremantle Planning and Development file, His Majesty's Hotel, 2-4 Mouat Street, 17 February 1986, plan 4302.

<sup>19</sup> City of Fremantle Planning and Development file, His Majesty's Hotel, 2-4 Mouat Street, 16 June 1986, plan 4493.

<sup>20</sup> City of Fremantle Planning and Development file, His Majesty's Hotel, 2-4 Mouat Street, 29 July 1996.

<sup>21</sup> *West Australian* undated article held in HCWA file P 0975.

*His Majesty's Hotel*, a two-storey Federation Free Classical building, stands on the south-eastern corner of Mouat Street and Phillimore Street. The street elevations are set at an obtuse angle following the line of the streets and form a curve at the street intersection.

The place occupies a prominent position where Phillimore Street widens to form a triangular shape space at the corner of Mouat Street thus leaving both the western and northern elevations to be viewed from a distance. Two and three-storey Federation Free Classical style buildings line each side of Phillimore Street to create a sense of enclosure to the triangular space. The buildings combine to create a unified composition with *His Majesty's Hotel* partially closing the vista at the eastern end and *Elders Building* performing the same function at the western end. Street trees line the pavement following the outline of the triangular open space. A large English Plane tree, *Platanus x acerifolia*, stands near the curved facade of the hotel giving mass to the closing of the vista.

The plan form of the two-storey parts is a lazy L shape forming a rear courtyard with a single-storey wing closing off the southern side. High brick and stone walls extend the courtyard east beyond the extent of the buildings and enclose the eastern end.

The street elevations are of cement render painted in a pink body colour with ochre trim with a black painted rock face limestone dado. The ground floor windows are round arched but for a series of shopfront openings at the extremity of each street elevation. The arched windows have a string course at the springing line curving over the arch voussoirs. At first floor level the window openings are rectangular and have rendered architraves. Some of the openings are door openings which once opened out onto a two-storey verandah which has been removed.

At the top of the elevations is a heavy cornice with dentils and a small parapet behind which rises a steeply pitched corrugated iron roof. The parapet is raised near the extremity of each street elevation where it is capped by a pediment and at the street intersection where there is a lively composition of pediments and shield motifs with a central segmental pediment sitting high over the intersection.

The rear elevations are of English bond red brick in white mortar, the new brick walls enclosing the court yard being of similar brickwork but stretcher bond. The windows are narrow rectangles with shallow arched heads with soldier course brick voussoirs but for the two windows over the staircase, at first floor level looking east, which have round arch heads. The courtyard has a water feature and pool at the east and west end.

The current entry is through an arched opening midway along the western elevation. This leads to a hall with a pressed metal ceiling and flanking pilasters supporting a round arch with moulded voussoirs at the eastern end. The walls are painted a dark blue with the ceiling red with a black trim. To the east the hall leads to the stairwell. The timber stairs with dark polished timber balustrading rise in three flights against the north-east and south walls to landings against the west and north walls of the stairwell at the first floor level. The east wall contains a pair of leadlight double hung widows with round arches. At the east end of the landing

against the east wall is a part glazed door which once gave access to a timber two-storey verandah which has been removed.

To the south of the stairwell at ground floor level are the two shops with large shop front windows facing west onto Mouat Street. The shops have ripple iron ceilings.

Behind the shops to the east is a large dining room. A clerestory in the ceiling affords light from above. The predominant paint colour in this area is dark blue-grey. Beyond this are the kitchens within the single-storey wing.

Occupying all the area to the north of the entrance hall around the curved facade at the street intersection to a passage serving a secondary entrance, now locked against use, is the main bar and lounge area. This was originally divided by an east-west running wall which has, in the most recent alterations to the building, been opened up with the insertion of arches with moulded voussoirs supported on rectangular brick columns. The west wall curving round at the street intersection to form the north wall has a series of round arched openings some of which have been converted to French doors. Over these openings are leadlight fanlights. The northern section of the area contains an elaborately worked, recycled pine, bar. This area has predominantly red paint colours with ochre and blue-grey trim.

From the northern part of this area, crossing the passage of the secondary entry are the series of shops. These have not been renovated as yet and are in a run down condition. To the south of the shops is a service yard and coolrooms etc. South again from this and accessed from the southern portion of the main bar and lounge area is a smaller dining room with new arched metal frame French doors looking out onto the rear courtyard. This room has a clerestory roof.

At first floor level the red paint colour is predominant. The ceilings, many of which are of pressed metal, are ochre and the carpet over the timber floors of the passages is light blue. Running west from the stairwell is a hall reflecting the entrance hall below and having a stained glass leadlight window which was once incorporated a door leading onto the now removed two-storey verandah.

Passages lead down the centre of each leg of the L shaped two-storey part of the building servicing a series of bedrooms. The bedrooms facing Mouat Street are large with pressed metal ceilings. The room on the curve of the facade at the street intersection is grand with clear finished Douglas fir floor with scatter rugs and a pressed metal ceiling. The windows have timber venetian blinds. The colour scheme is ochre with brown trim. The passage outside this room has a roof lightwell lined with pressed metal sheeting. The rooms running down the east-west running wing are very small. On the side of the building facing away from the streets some of the rooms have been converted into bathrooms and toilets fitted out in a contemporary manner.

The building and grounds have recently been renovated and redecorated but for the shops of the eastern wing. It is intended to attend to these shortly. The renovated sections are in good condition. The bar areas at



ground floor level have been opened up by the removal of dividing walls and their substitution with arches and columns. New fittings and furnishings have been introduced and strong colour schemes applied.

The beer garden at the rear of the building has been landscaped and provided with water features and furnished with tables and chairs.

The work has been carried out in the spirit of the late 1890s.

### **13.3 COMPARATIVE INFORMATION**

The 'Statewide Survey of Hotels 1829-1939, Southern Region, Western Australia' prepared for the National Trust of Australia (WA)<sup>22</sup> identified the following hotels in Fremantle as good examples of hotels (in use) of a similar architectural style, size and date of construction:

- Orient Hotel, c.1902-03, 39 High Street, Fremantle (rendered brick walls);
- National Hotel, c.1895, 98 High Street, cnr. Market Street, Fremantle (brick walls and corrugated iron roof);
- P & O Hotel, c.1901, 25 High Street, Fremantle (rendered brickwork and corrugated iron roof);
- Fremantle Hotel, c.1899, 6 High Street, Fremantle (painted stone walls, brickwork and corrugated iron roof).

### **13.4 REFERENCES**

Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Hotels 1829-1939 Southern Region, Western Australia', prepared for the National Trust of Australia (WA), November 1997.

### **13.5 FURTHER RESEARCH**

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<sup>22</sup> Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Hotels 1829-1939 Southern Region, Western Australia', prepared for the National Trust of Australia (WA), November 1997.