



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.

The wording of this document has been adapted from Aberdeen Hotel & St John's Building Conservation Plan with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 2.4 Migrating
- 3.19 Marketing and retailing
- 3.22 Lodging people
- 6.2 Establishing schools
- 8.4 Eating and drinking
- 8.5.3 Associating for mutual aid

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 101 Immigration, emigration and refugees
- 307 Intellectual activities, arts and crafts
- 308 Commercial services and industries
- 309 Hospitality industry and tourism
- 405 Sport, recreation and entertainment
- 407 Cultural activities

11.1 AESTHETIC VALUE*

Aberdeen Hotel & St John's Building is a good example of the Victorian Italianate styling of the façade, and generous loggias at ground and first floor levels of Aberdeen Hotel, and the Federation Free styling of St John's Building façade. (Criterion 1.1)

Aberdeen Hotel & St John's Building has landmark quality within the context of Aberdeen Street, being located at a low point of Aberdeen Street and having considerably greater scale than surrounding domestic scale buildings. The commonality of *Aberdeen Hotel & St John's Building's* styling links the place visually with Gibbs Buildings (1906) on the corner of Aberdeen and William Street. (Criterion 1.3)

11.2 HISTORIC VALUE

Aberdeen Hotel & St John's Building is evidence of the development of central Perth and Northbridge, following the establishment of the central railway

* 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.

station and the growth that accompanied the gold boom of the 1890s. (Criterion 2.1)

Aberdeen Hotel, comprising a hotel constructed in 1886 and a two storey residence erected in 1892, and amalgamated with a new facade c1922, has remained in continuous use as a hotel since 1886. The place has traded as the Cosmopolitan Hotel (to 1905), Union Hotel (1905-1939), the Red Lion Hotel (1939-1990) and the Aberdeen Hotel from 1990 to the present, trading under the name The Deen since the late 1990s. St John's Building has been utilised for a number of retail and cultural purposes since its construction in 1898. *Aberdeen Hotel & St John's Building* were incorporated between 1996 and 1998 to form the current Aberdeen Hotel, compensating for the excised portion at the rear of the Aberdeen Hotel resulting from the construction of the Northbridge Tunnel. (Criterion 2.1)

Aberdeen Hotel was an important meeting place and entertainment centre for members of Perth's gay and lesbian community in the 1980s and into the 1990s. (Criterion 2.2)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The Aberdeen Hotel has been a public house and meeting place in continuous use since 1886 and has been valued by the changing communities of Northbridge and communities within Perth at large. (Criterion 4.1)

St John's Building has been valued for cultural reasons by the Perth Greek community of the 1920s as Father Germanos Illiou operated his Pittakos Greek night school from the premises between 1920 to 1923, and by the Perth Macedonian community of the 1940s when St John's Building was used as a community clubhouse from 1940 until at least 1949. (Criterion 4.1)

As a large and visually prominent remnant of a neighbourhood characterised by development for the last decades of the twentieth century and then systematically changed in the process of construction of the Northbridge tunnel, the Aberdeen Hotel makes a strong contribution to the sense of place in Northbridge, felt by both local and transient communities. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Aberdeen Hotel, particularly its façade, is representative of the use of a modified and retardataire form of the Victorian Italianate style in Perth as late as the 1920s. (Criterion 6.1)

St John's Building is representative of two storey shop-houses of the late nineteenth and early twentieth century. (Criterion 6.2)

12. 3 CONDITION

Aberdeen Hotel is in fair to good condition. The place has been kept in use since 1886 and appears not to have deteriorated to any great extent. Some

parts of the building are in poor condition including the concrete balustrades and some gutters and downpipes. Parts of the roof cladding are deteriorating yet there is no evidence of water ingress within the interior. The basement is very damp. While this has caused only some deterioration so far, the lack of ventilation and run off of coolroom condensate appears to be exacerbating the problem.

St John's Building is in sound to poor condition. The first floor was not accessed but is understood from others who have viewed the place to be in poor condition. There are a number of cracks in the building indicating structural movement including a vertical crack running from the roof to the ground on each of the two side crosswalls near the junction with the façade. The roof cladding appears to be sound but close inspection was not possible. Maintenance issues on the first floor could not be determined.

12.4 INTEGRITY

Aberdeen Hotel has a moderate degree of integrity. The exterior form, intent and use of the place as a public house has largely been retained and the building therefore has a moderate to high degree of integrity. Interiors have been modified to changing service expectations. The façade is largely intact but the skyline balustrading, flagmast and minor exterior fabric has been lost. Its location within an important entertainment district assures access to markets that would support its continued compatible use.

St John's Building has moderate to low integrity. The original intention as three shop-houses has been lost despite much of the early and original fabric remaining. The current use as a venue ancillary to the Aberdeen Hotel is largely compatible in the short term. The fitout of the early and original spaces and the treatment of the street openings obscures the significance of the place and is not desirable in the medium to long term.

12.5 AUTHENTICITY

Aberdeen Hotel building was erected as two separate structures and later remodelled – authentic fabric is fabric related to the original and remodelling stages. Subsequent alterations changed considerably the eastern section ground and first floor interiors by opening up the areas while the Aberdeen Street fabric appears predominantly authentic. The western verandah appears to be a replacement if not wholly then in part of the original verandah but an original turned timber post remains. Within the western section plaster ceilings, cornices, skirtings and fireplaces appear to date from the original 1892 construction of this house however similar cornices also appear in the main foyer which was only created during the 1923 remodelling. It may be that the cornices were recycled. The interior layout of separate bars in the eastern section has been opened up and although cornices and ceiling roses are used here they appear to have been the result of refurbishment works in the 1990s. While the timber stair in western section appears to date from the 1923 remodelling, the stair in the eastern section is considered to be a facsimile as the former – it having routed panels and being in a location previously documented as being the bar counter. Aberdeen Hotel has moderate authenticity.

Much of the existing fabric of the masonry shop-houses of St John's Building, on the southern half of the place, is early and authentic. The fabric has been modified by the removal of interior stairs, the opening up of rooms, the alteration of shopfronts, the removal of the verandah, the replacement of timber floors with concrete, the fitout of the central ground floor rooms as

toilets and the removal of plaster from some walls. The façade above the modified ground floor shopfronts is authentic. The northern part of the site contains part of the walls of the 1953 warehouse and other fabric from the 1990s. St John's Building has moderate authenticity.

13. SUPPORTING EVIDENCE

Key sections of the supporting evidence has been taken from 'Aberdeen Hotel & St John's Building Northbridge Conservation Plan' prepared for The Department of Housing and Works on behalf of Main Roads Department by Palassis Architects in March 2002.

Key sections include: Understanding the Place: Aberdeen Hotel (pp7-37), Understanding the Place: St John's Building (pp42-53).

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to 'Aberdeen Hotel & St John's Building Northbridge Conservation Plan' prepared for The Department of Housing and Works on behalf of Main Roads Department by Palassis Architects in March 2002.

13.2 PHYSICAL EVIDENCE

For a discussion of the Documentary Evidence refer to 'Aberdeen Hotel & St John's Building Northbridge Conservation Plan' prepared for The Department of Housing and Works on behalf of Main Roads Department by Palassis Architects in March 2002.

13.3 COMPARATIVE INFORMATION

For a discussion of the Documentary Evidence refer to 'Aberdeen Hotel & St John's Building Northbridge Conservation Plan' prepared for The Department of Housing and Works on behalf of Main Roads Department by Palassis Architects in March 2002.

13.4 KEY REFERENCES

'Aberdeen Hotel & St John's Building Northbridge Conservation Plan' prepared for The Department of Housing and Works on behalf of Main Roads Department by Palassis Architects in March 2002.

13.5 FURTHER RESEARCH

The designer of the two component buildings of the Aberdeen Hotel is unknown, as is the actual layout and use of the house before remodelling.

In relation to St John's Building, the form of the two cottages which preceeded the erection of St John's is unknown, as is the original detail of the shopfront and single storey verandah, and the layout of the rear of the site before construction of the warehouse. The designer of the building is also unknown.