



REGISTER OF HERITAGE PLACES

Permanent Entry

1. **DATA BASE No.** 2114
2. **NAME** *Palace Hotel (fmr)* (1896/7, 1901; 1930; 1935; 1939; 1959; 1981; 1989; 1999)
OTHER NAME BankWest
3. **LOCATION** cnr St George's Terrace & William Street, Perth
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 (Firstly) portion of Perth Town lot F9 and including (a) the subject of Diagram 3454, (b) the subject of Plan 732, (secondly) portion of each of Perth Town Lots F8 and F9 and being the portion coloured brown and marked R.O.W on Diagram 3435 and (thirdly) Portion of each of Perth Town Lots F9 and F10 including the subject of Diagram 5408 being the whole of the land comprised in Certificates of Title Volume 1681 Folio 737 and Volume 1671 Folio 786.
5. **LOCAL GOVERNMENT AREA** City of Perth
6. **OWNER** Jetcloud Pty Ltd
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Entry 07/01/2000
 Permanent Entry 12/05/2000
 - National Trust Classification: Classified 11/06/1973
 - Town Planning Scheme: Gazetted December 1985
 - Municipal Inventory: -----
 - Register of the National Estate: Registered 29/09/1981
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Palace Hotel (fmr), a three-storey brick and iron former hotel in the Federation Free Classical style, has cultural heritage significance for the following reasons:

the place is a rare example of an extremely opulent Federation Free Classical style hotel building. The place has landmark value due to its elegant style and prominent corner location;

the place is a tangible reminder of the wealth, prosperity and resultant growth of Western Australia during the 1890s gold boom years and as such contributes to the community's sense of place. The development

which occurred on the site in more recent times is a reminder of Western Australia's economic boom and optimism of the 1980s;

the National Trust of Western Australia were instrumental in agitating for the retention of the Hotel's fabric from the mid-1970s. The Palace Hotel debate was a major issue which influenced the introduction of heritage legislation in Western Australia in 1990;

the place was the subject of the first granting of a bonus plot ratio by the City of Perth, which allowed for the retention of the Hotel building in the development of the Tower. The place was also the subject of the first heritage agreement in the State;

the place is associated with the 1890s gold boom entrepreneur, John De Baun, for whom the place was built. It was designed by architects Porter and Thomas. It is also associated with 1980s entrepreneur Alan Bond and the architectural firm of Cameron Chisholm and Nichol; and,

the place is located on the site of the first licensed premises in the colony which was established in 1829, and on the site of the first masonic lodge, which was established c. 1845.

While the BankWest Tower (formerly the R&I Tower), atrium space and mezzanine constructed at the rear of the place are generally intrusive on the original intentions of the *Palace Hotel*, the resulting juxtaposition of the two flamboyant structures constructed almost 100 years apart in contrasting styles presents an important historic statement about the development of Perth as the capital of Western Australia on this prominent St George's Terrace and William Street intersection. Both are associated with mineral booms and the two structures are landmarks located on the same site.

Palace Hotel takes up the bulk of the site, which includes the R&I Tower. Whilst the BankWest Tower has not been the subject of detailed assessment, it is of historic significance and has landmark value in the City of Perth. The significance of the tower itself is yet to be proven by time.