REGISTER OF HERITAGE PLACES

The place does not have the cultural heritage significance required to meet the condition for entry in the State Register under section 38 of the Heritage Act 2018

1.	**DATA BASE No.**	14894
2.	**NAME**	Ocean Beach Hotel, Cottesloe (1907, 1935, 1953, 1954-1959, 1979, 1987)
		(OTHER NAME) OBH, The 'Obie'
3.	**LOCATION**	Cnr Eric Street & Marine Parade, Cottesloe

4.   DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY

Lot 13 on Plan 2371 being the whole of the land contained in Certificate of Title Volume 2595 Folio 788; Lot 14 on Plan 2371 being the whole of the land contained in Certificate of Title Volume 2595 Folio 789; Lot 15 on Plan 2371 being the whole of the land contained in Certificate of Title Volume 2595 Folio 790; Lot 16 on Plan 2371 being the whole of the land contained in Certificate of Title Volume 2595 Folio 791; Lot 17 on Plan 2371 being the whole of the land contained in Certificate of Title 2595 Folio 792; Lot 35 on Diagram 496 being the whole of the land contained in Certificate of Title Volume 2595 Folio 794.

5.	**LOCAL GOVERNMENT AREA**	Town of Cottesloe

6a.   CURRENT OWNERS

Wanita Pty Ltd	Stanley James Pty Ltd
Marytheresa Pty Ltd	Badjon Park Pty Ltd
Robert Charles Pty Ltd	Robertamay Pty Ltd
Stanmar Pty Ltd	Davstan Pty Ltd
Obee Pty Ltd	Larralee Pty Ltd
Davstan Pty Ltd	

7.   HERITAGE LISTINGS

- Register of Heritage Places: ----------------
- National Trust Classification: ----------------
- Town Planning Scheme: ----------------
- Municipal Inventory: ----------------
- Register of the National Estate: ----------------
- Aboriginal Sites Register   ----------------

8. ORDERS UNDER SECTION OF THE ACT

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9. HERITAGE AGREEMENT

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10. STATEMENT OF SIGNIFICANCE

Ocean Beach Hotel, Cottesloe, a two storey hotel originally constructed in 1907 in the Federation Filigree style, substantially remodeled in 1935 in the Inter War Functionalist style, with further notable alterations and additions in number of architectural styles c1954-1959, 1973, 1979, and 1987, has cultural heritage for the following reasons:

with its front bar overlooking the beach, the place is representative of beach and pub culture and has been a popular social institution for generations of Western Australians, especially in summer;

the place has been a significant landmark on the beachfront since its construction in 1907; and,

the place was one of the first beachside hotels established in the Perth metropolitan area, and formed part of the development of Marine Parade as a commercial precinct following the promotion and establishment of Cottesloe Beach as Western Australia's prime recreational resort.

The extant elements from the various stages of development are highly fragmented and are therefore of little significance.

11.   ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)
- 3.12.5   Retailing food and beverages
- 3.21   Entertaining for profit
- 3.22   Lodging people
- 3.23   Catering for tourists
- 4.1.2   Making suburbs
- 8.2   Going to the beach
- 8.3   Going on holiday
- 8.4   Eating and drinking
- 8.13   Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)
- 104   Land allocation and subdivision
- 308   Commercial services and industries
- 311   Hospitality industry and tourism
- 405   Sport, recreation and entertainment
- 506   Tourism

11(a)   Importance in demonstrating the evolution or pattern of Western Australia's history

Ocean Beach Hotel, Cottesloe was one of the first beachside hotels established in the Perth metropolitan area, and formed part of the development of Marine Parade as a commercial precinct containing several hotels, guesthouses and tearooms in the early 1900s following the promotion and establishment of Cottesloe Beach as Western Australia's prime recreational resort.

11(c)   Potential to yield information that will contribute to an understanding of Western Australia's history;

Ocean Beach Hotel, Cottesloe has the potential to reveal through sub-floor archaeological investigation further information about the original internal layout of the 1907 building and the original extent of the cellar.

11(d)   Its importance in demonstrating the characteristics of a broader class of places;

With its informal and popular bars, *Ocean Beach Hotel, Cottesloe* is representative of beach and pub culture that is popularly seen as characteristic of the Australian lifestyle.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Ocean Beach Hotel with its front bar overlooking the beach, the place is representative of beach and pub culture and has been a popular social institution for generations of Western Australians, especially in summer.

Ocean Beach Hotel, Cottesloe was a popular accommodation option for Western Australian farming and rural communities visiting Perth, and was a regular venue for mining and agricultural conferences from the 1960s.

11(f)[1] Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

Ocean Beach Hotel, Cottesloe has been a significant landmark on the Cottesloe beachfront since its construction in 1907. In its present form this landmark value is now defined by its eclectic built features which reflect the evolution of the hotel across 100 years of development and changing architectural styles.

11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;

Ocean Beach Hotel, Cottesloe is associated with leading Perth architect W. G. Bennett, who remodelled the Hotel in 1935 in the Inter War Functionalist style, although most of these changes are no longer evident due to numerous alterations and additions.

12.   DEGREE OF SIGNIFICANCE.

12. 1   CONDITION

The interiors of the *Ocean Beach Hotel, Cottesloe* are generally in sound condition, but the exposure to the marine environment has resulted in deterioration of many external elements, with some sections of the brickwork, mortar, timber framing, and metal elements (such as window lintels) being in poor to very poor condition.

12. 2   INTEGRITY

This section explains the extent to which the fabric is in its original state.

The major redevelopment of the *Ocean Beach Hotel, Cottesloe* through several building campaigns over the last 100 years means that only fragmented evidence

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[1]   For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present,* Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate,* Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

of the original (1907) form and detailing of the place and of its 1935 redesign has survived. Overall the integrity of the place is low.

12. 3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

The *Ocean Beach Hotel, Cottesloe* continues to be used for its original purpose, with a combination of bar, function and accommodation facilities, although the physical layout has been extensively modified over time to reflect changes in the way in which these services are provided. Overall the authenticity of the place is moderate to high.

13.   SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed in May 2020 by the Department of Panning Lands and Heritage with Architect Annette Green of Greenward Consulting, Heritage Planning and Policy, with amendments and/or additions by the Heritage Council and the Department.

13. 1   DOCUMENTARY EVIDENCE

The *Ocean Beach Hotel, Cottesloe* is a two-storey hotel located on the Cottesloe beachfront originally constructed in 1907 in the Federation Filigree style, and remodeled in 1935 in the Inter War Functionalist style, with extensions to the Eric Street elevation in a complementary style in 1953, and an accommodation wing to the south eastern section c1954-1959. A series of further additions and alterations during the latter part of the twentieth century include the addition of new function rooms at the southern end of the Marine Parade façade (1959) in the Late Twentieth-Century Perth Regional style, and the enclosure of the outdoor terrace at the north-west corner (1979) in a Late Twentieth-Century Stripped Classical style, and a bottle shop to the rear (1973). A simple functional style has been applied to the ground floor enclosure of the outdoor terrace at the southern end of the Marine Parade façade (c1980s). These additions have obscured the 1907 and 1935 architectural styles.

Noongar *boodja* (country) covers the entire south-western portion of Western Australia from Jurien Bay to Esperance. The Noongar groups living in and around the Perth area were collectively known as the Whadjuk. During mid to late summer, the Whadjuk people used to frequent the ceremonial place called Mudurup, which is now known as Cottesloe Beach. Considered one of the most important mythological coastal sites on the Swan Coastal Plain, Mudurup was an initiation site, where initiates were taken to learn about Kurannup, the destination of the spirits beyond the western sea towards Garden/Meeandip and Rottnest/Wadjemup Islands. It was Noongar belief that ravens helped to carry the spirits away toward the setting sun, which drops on the horizon between the two islands. This spiritual way of life began to be disrupted by the exploration and colonial settlement of the wider area after 1829.[2]

Cottesloe was named by Governor Broome in 1886. Although the Perth to Fremantle railway had opened in 1881, providing an opportunity for the more permanent settlement of the area, the suburb remained relatively unsettled with only six permanent residents living there in 1893.[3] In 1895, the Government granted £110 for improvements to the Perth to Fremantle Road, which passed through South Cottesloe, and a further £100 towards its maintenance, which made the beach area more accessible.

At this time, sea breezes were considered good for one's personal constitution, and in 1897, the Ministering Children's League Convalescent Home was established at Cottesloe Beach. Cottesloe also began to attract more residents and day visitors and it soon became the gathering point for the wealthy of Perth

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[2]   https://www.cottesloe.wa.gov.au/this-is-cottesloe/about-town-of-cottesloe/indigenous-culture-in-cottesloe.aspx. [Accessed 7/5/2020]

[3]   Moseley, F. A. quoted in Marchant James, R. *Heritage of Pines: A History of Cottesloe* (Town of Cottesloe, Cottesloe, 1977) p. 15.

during the summer months, as the beach was sheltered from the south-west winds and was protected by the various reefs and islands off the coast.[4]

By the mid 1890s, the population of the Cottesloe area was approaching 1500 permanent residents,[5] with an increasing number of prominent Perth people building substantial summer homes near the ocean. By the turn of the century, residents in South Cottesloe included the prominent architect, Mr. J. Talbot Hobbs and the Hon. Septimus Burt, K.C.[6]

The first decade of the 1900s saw further development of Cottesloe, as the Roads Board promoted the beachfront in order to attract new residents and visitors. Stalls were erected on the beach that were leased to beachgoers and a bathing house and a refreshment stand were provided. Brass bands played every Sunday in the rotunda, there were open air dance floors near the jetty and alfresco concerts on the beach. Passengers could disembark at Cottesloe jetty, which became known as Cottesloe Pier, from the pleasure steamer *Zyphr* en route from Fremantle to Rottnest.[7]

Cottesloe continued to grow in popularity as beach swimming became a popular recreational activity, along with other sport and leisure activities. In 1908, the Cottesloe Golf Club was established, [8] followed by the Cottesloe Life Saving and Athletic Club in 1909.[9] It was also during this period that Cottesloe's renowned Norfolk Island pines were first planted in John Street, and from there across the area. Despite competition from other beachside areas, Cottesloe Beach continued to draw crowds of people on the weekends, and new guest houses and tea-rooms were built to accommodate visitors. The *Cottesloe Beach Hotel* opened in 1905 (P597 RHP), followed by the *Ocean Beach Hotel* in 1907.[10]

The *Ocean Beach Hotel, Cottesloe* was constructed on the corner of Marine Parade (then Swanbourne Terrace) and Eric Street. It was designed by architect Louis Cumpston, who also designed the Osborne Hotel in Claremont (demolished) and P1927 *St. Columba's Church* (RHP) in Peppermint Grove, as well as many prominent country hotels. Built by local contractors Chapman and Firth for the Swanbourne Syndicate at a cost of £6,000, the hotel was officially opened by Sir John Forrest on 3 January 1908.[11]

The Sun newspaper described the new hotel as occupying an ideal location overlooking the Indian Ocean, with superb views of Rottnest, Carnac, and Garden Islands. The building was described as a 'two-storey bungalow, well broken up, and diversified with many bays, inglenooks and gables', surrounded by balconies and verandas 360ft in length on each floor. It contained many family suites for accommodation, a 40ft x 77ft dining room with bay windows overlooking the

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4   Marchant James, p. 23.

5   Clarke, M., *A History of Cottesloe* p.7.

6   Marchant James, pp. 21-22.

7   R Marchant James (1977) *Heritage of Pines*, p.24 as cited in Hocking Planning & Architecture (2004), *Cottesloe Beach Hotel Conservation Plan* Draft, p.21.

8   Register of Heritage Places – Heritage Assessment P15822 *Sea View Golf Course*, 2003, p.5.

9   Marchant James, pp. 76-77.

10   History of the Town of Cottesloe. Available:https://www.cottesloe.wa.gov.au/this-is-cottesloe/about-town-of-cottesloe/history-of-the-town-of-cottesloe.aspx

11   Ocean Beach Hotel, Cottesloe, *The Empire* (Fremantle, WA: 1907 - 1908) 11 January 1908:2. Also see: James, Ruth Marchant. Cottesloe: A Town of Distinction: Town of Cottesloe, 2007.

ocean, a range of saloon bars, a drawing room, billiard room, and the latest in electric and sanitation convenience. An extensive cellar was located under the billiard room, and stabling was provided at the rear. Furnished by Mr W. Zimpel at a further cost of £2,000, no expense was spared.[12]

In 1927, Architects Powell Cameron presented plans to the Town of Cottesloe for a new bathing dressing room and tea rooms on the site of the former 1909 pavilion. This building was opened in December 1929 and was known as the Centenary Pavilion.[13] The pavilion became the focus for beach activity at Cottesloe Beach until its demolition in 1982, and was later replaced with a new pavilion in 1996.

Activity at Cottesloe slowed during WWI but picked up again afterwards as infrastructure and access improved. Permanent residents increased in the area, as did holiday makers and day trippers. New activities and entertainments were provided in response, including a new large bathing pavilion, cricket and rugby clubs, tennis courts, and the Lido Cabaret and Picture Gardens.[14]

In 1935, the *Ocean Beach Hotel* was remodelled by leading Perth architect W. G. Bennett at a cost of £2,000, with contemporary styling inside and out, including a new facade in cream cement rendering and a luxurious continental-style enclosed sun lounge, overlooking the ocean, and an American Bar. The changes to the building responded to the beachside conditions which had proved detrimental to the earlier wooden balconies and ornate features.[15] In 1937, it was reported that the interiors of the remodelled *Ocean Beach Hotel* featured 'modern lounges of the latest Continental style'. [16] Bennett was instrumental in the design and remodelling of many buildings and hotels of the period including P1544 *Raffles Hotel,* as well as P4330 Esplanade Hotel, Perth, and P485 Swanbourne Hotel, both now demolished.

The range of activities available at Cottesloe Beach continued to expand during the 1930s with 'wave riding' and swimming becoming increasingly popular.[17]

In 1942, the *Ocean Beach Hotel, Cottesloe* was requisitioned by the United States Navy as a recreation leave base for submariners, who were accommodated in tents at the nearby Seaview Golf Course.[18] Likewise, the nearby *Cottesloe Beach Hotel* (RHP) was also used to house servicemen and war personnel.[19]

By the late 1940s, a new Sunday bus service, run by United Buses Pty. Ltd. commenced taking passengers from Perth to Swanbourne and North Cottesloe

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12   Ocean Beach Hotel, *The Sun (Kalgoorlie, WA: 1898 - 1919)* 15 December 1907, p.22.

13   Register of Heritage Places – Amended Interim Heritage Assessment P16637 Cottesloe Beach Precinct, June 2019, p.8.

14   Hocking Planning & Architecture (2004), *Cottesloe Beach Hotel Conservation Plan* Draft, p.24.

15   Imposing Architecture of the Ocean Beach Hotel: *Sunday Times (Perth, WA : 1902 - 1954)* 3 October 1937: http://nla.gov.au/nla.news-article58791144

16   Ocean Beach Hotel – A Holiday Paradise, *Sunday Time (Perth, WA: 1802 - 1954)* 3 October 1907, p.22.   http://nla.gov.au/nla.news-article 4442198.

17   Hocking Planning & Architecture (2004), *Cottesloe Beach Hotel Conservation Plan* Draft, p.24.

18   Register of Heritage Places – Heritage Assessment P15832 *Sea View Golf Club Course*, November 2003, p.13.

19   Hocking Planning & Architecture (2004), *Cottesloe Beach Hotel Conservation Plan* Draft, p.24.

beaches, passing through Claremont and other districts, with the terminus located at the *Ocean Beach Hotel*, *Cottesloe.* [20]

Throughout the 50s and 60s, Cottesloe Beach continued to host concerts and other events, such as the Miss West Coast competition. Surfing increased in popularity and designated areas were set aside for this activity.[21] Along with other venues in Cottesloe, the *Ocean Beach Hotel* became a popular meeting place, and provided accommodation for West Australia's farming and rural communities visiting Perth. [22]

In 1953, tenders were called for the construction of a single storey brick and concrete wing to the existing Hotel facing Eric Street. [23] However, it is likely that the plans were amended from 1 to 2 storeys at this time due to similarities in the form and detailing of both sections.[24] In later years, this addition was converted for use as backpacker's accommodation.

In 1959, further additions were undertaken by architect Peter Grigg, including extensive alterations to the interiors to the upper floor bedrooms from the 1907 building to include ensuite bathrooms and the reconfiguration of the foyer. A conference room with dining room facilities was added to the upper floor at this time[25] and this became a well-used venue for agricultural and mining related conferences over the years.[26] Newspaper articles show that the Hotel was also a popular wedding and party venue for families from regional areas.

Staying in beachside hotels continued to be a popular and in some cases a glamorous activity into the 70s.[27] In 1969, a 10 storey addition of hotel rooms was constructed to the south of the existing *Ocean Beach Hotel*.[28] The new development was deemed controversial at the time, and the Town of Cottesloe was unimpressed with the chocolate coloured façade of the new building. However, the Town could not legally make owners paint it white, as was the preferred option, so the brown coloured façade remained for many years.[29]

In 1979, Oldfield Knott architects made further changes to the north west corner of the *Ocean Beach Hotel, Cottesloe* to enclose the downstairs bar area, with glazing set between concrete piers to the perimeter and the construction of an open roof deck to the first floor. This addition has obscured the 1935 additions,

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20   *The West Australian*, Perth, Friday 4 November 1949, p.10

21   Hocking Planning & Architecture (2004), *Cottesloe Beach Hotel Conservation Plan* Draft, p.25.

22   Macquarie Dictionary entry for the word 'Obie' available at:
      https://www.macquariedictionary.com.au/resources/aus/word/map/search/word/Obie/Central%20West%20Australia

23   *The West Australian*, Wed 29 April 1953, p. 32

24   A site visit undertaken in May 2020 considered the detailing and form of the current 2 storey section of this wing to match that of the single storey section constructed in 1953.

25   Approved plan for Additions to Ocean Beach Hotel, 27/10/59. Held by Town of Cottesloe

26   State Library of Western Australia: Various photographs held in online media collection for Ocean Beach Hotel, Cottesloe. Available at:
      https://encore.slwa.wa.gov.au/iii/encore/search/C__Socean%20beach%20hotel%20cottesloe__Orightresult?lang=eng

27   Hocking Planning & Architecture (2004), *Cottesloe Beach Hotel Conservation Plan* Draft, p.25.

28   The Hotel (1969) is not included as a part of this assessment.

29   The Grove Library Video June 2012. Available:
      https://www.youtube.com/watch?v=sn2BdiagJ5g&feature=youtu.be [accessed 10/3/2020]

which were modified to accommodate the new bar areas.[30] Since that time further modifications have also been made to the retail tenancies fronting Eric Street.

Over the years, various plans have been put forward to redevelop the site, but none have come to fruition. In 2014, new State Government planning guidelines allowed for an eight-storey height limit at the *Ocean Beach Hotel* site.

In February 2020, an application to demolish the Hotel and redevelop the site was lodged with the Town of Cottesloe. The proposal includes a $165m mixed use 10 storey hotel and luxury apartment development. In May 2020, the application has yet to be considered by the Joint Development Assessment Panel (JDAP).

In 2020, *Ocean Beach Hotel, Cottesloe* continues to offer hotel accommodation and hospitality services. The Ocean Beach Backpackers provides hostel accommodation on the Eric Street elevation. In March 2020, the restaurant, function room, bar facilities and backpackers were forced to close temporarily due to the worldwide outbreak of Covid19, and the subsequent restrictions on public gatherings. [31]

13. 2   PHYSICAL EVIDENCE

The *Ocean Beach Hotel, Cottesloe* is a two-storey hotel which was constructed in the Federation Filigree style in 1907. The street facades were fully remodelled in the Inter-War Functionalist style in 1935 (as part of an extension that replaced the original verandah/balconies), and the building was extended to the east along Eric Street in a complementary style in 1953. A series of further additions and alterations during the latter part of the twentieth century completely remodelled the Marine Parade façade. These applied a Late Twentieth-Century Perth Regional style to new function rooms at the southern end of the Marine Parade façade (1959), a Late Twentieth-Century Stripped Classical style to the enclosure of the outdoor terrace at the north-west corner (1979) and a simple functional style to the ground floor enclosure of the outdoor terrace at the southern end of the Marine Parade façade (mid-late 1980s).

In its present form, the streetscape character is now defined by its eclectic built features which reflect the evolution of the hotel across 100 years of development and changing architectural styles, ranging from the 1907 hipped roof forms and chimneys, through to the prominent late twentieth century glazed facades which extended the building up to the boundary along Marine Parade.

The building is located on a large corner site with sweeping views along Cottesloe Beach and west towards Rottnest Island. The hotel originally had open grounds along the Marine Parade frontage and at the Eric Street corner, but over time it has been progressively extended up to both street boundaries. It cannot be confirmed if the location of the former stabling to the rear was in the vicinity of the 1950s wings or further east, in the area now occupied as a carpark.

Documentary evidence confirms that the street facades were originally tuck-pointed face brick with contrasting rendered detailing, but all of the extant fabric is now part of the interior and has been fully rendered and painted. The 1935 façade was finished in cream render, with austere rectangular openings and

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30   Plan - OBH Hotel Renovations for self contained Units March 1978. Held by Town of Cottesloe
31   The Ocean Beach Hotel https://www.obh.com.au/

moulded horizontal banding. Small sections from this period can still be seen around the roof terrace at the north-west corner of the first floor and above the Eric Street entrance to the Hotel. These areas have, however, been modified by painted finishes and by the disruption of the strong horizontal emphasis through the introduction of arched window heads and the addition of vertical fins along the Eric Street façade. The eastern end of the Eric Street façade (as extended in the 1950s) features textured render to the walls, a flat parapet, curved outer corners, a stepped boxed awning, and horizontally proportioned openings with timber framed, side hinged windows.

The original hipped roof form of the hotel is still extant, but the original corrugated iron sheeting has been replaced by autumn-toned clay tiles. Several brick and rendered chimneys were retained when the place was re-roofed, but the picturesque gablets over each of the original bay windows were removed.

All of the secondary external 1907 facades were originally constructed in plain stretcher bond face brick (now variously rendered and/or painted), and are very functional in style, with exposed wall-mounted services. Original timber framed windows in these areas have mostly been replaced with modern metal framed windows.

The documentary evidence indicates that the original hotel had a main residential foyer at the south-west corner. At ground floor level, rooms to the east of the main part of the building appear to have been used for service areas and domestic quarters. The drawing, reading, and smoking rooms overlooked what is now known as Marine Parade, while bedrooms and additional parlours were located on the first floor. In addition to the above there were two bars (with separate public access off Eric Street), a billiards room and dining room, all at ground floor level.[32] Some of this layout can still be generally interpreted from the surviving sections of walls, but there has also been considerable reconfiguration of the interiors, which obscures much of the original floor plan. In particular, evidence of the layout of original residential foyer has been lost due to the demolition of the former external walls in this area since 1960.

The original grand timber staircase is still insitu (although with some replacement fabric) and this area features robust turned timber detailing to the stair and a distinctive leaf motif to the embossed glass of the large, timber-framed landing window. The 1907 corridors, stairwell, and the upper stair foyer are all framed by original moulded plaster arches, featuring 'classical' detailing typical of the early twentieth century. Sections of original timber floors, high timber skirtings, architraves, four-panel doors with highlights over, decorative plaster cornices (some of which appear to have been replaced in the 1935 period) and plaster ceilings remain in various parts of the building, and there is a pressed metal ceiling in one of the former bay window rooms on the ground floor. Extant evidence is also sufficient for a general interpretation of details such as the former French doors with highlights to the smaller rectangular bays that opened onto the original west verandah. The location of some original fireplaces can be readily identified, but none of these have retained original detailing.

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32   Ocean Beach Hotel, *The Sun (Kalgoorlie, WA: 1898 - 1919)* 15 December 1907, p.22.

Where original internal fabric remains insitu it illustrates the typical hierarchy of detailing, ranging from decorative in the main public spaces, down to relatively austere in the bedrooms.

At the centre of the 1907 footprint a narrow concrete stair leads down to a cellar which is now used as a plant room. Textured brick lining to sections of the walls relates to the use of this area as a bar in the period around the 1970s, but it is otherwise a very functional space. It has not been determined if the current cellar represents the full extent of the original.[33]

Sub-floor archaeological evidence has the potential to provide further information about the original internal layout of the 1907 building and the original extent of the cellar. Evidence of early outbuildings may also be found to the east of the hotel, under the current carpark (subject to the degree of excavation that may have taken place over the years).

The documentary evidence indicates that the 1935 additions and refurbishment were very up-to-date for the time, however, subsequent alterations have been extensive and there are no internal spaces that still illustrate the character of this phase of development.

In contrast to this, the character of the 1950s additions to the rear (western) wings (which were designed to be complementary to the 1935 works) have retained a clear identity. These generally have restrained detailing, but the bedrooms (and one section of corridor) have distinctive brightly coloured terrazzo tile floors, in varied patterns. All of the bedrooms in this area, and in the adjacent 1907 wings, were adapted to include ensuite bathrooms in the late twentieth century.

Alterations and additions since 1959 have primarily used contemporary detailing, but with some overlays of traditional detailing at the interface between old and new. In the primary public spaces (being the three bars to the ground floor and the terrace bar to the first floor), only fragmentary evidence of pre-1959 detailing remains insitu.

In general, both the detailing and the sequence of development of the interiors has been confused by the major alterations over time, which applied new detailing in a mixture of complementary and contrasting styles.

13. 3 COMPARATIVE INFORMATION

There are 667 Hotels on the Historic Heritage database, including 98 which are on the State Register.

P14894 *Ocean Beach Hotel, Cottesloe* was originally a large-scale hotel designed in the Federation Filigree style, although this style is no longer evident due to the re-modelling of the Hotel in 1935 in the Inter War Functionalist style. Further alterations and additions have obscured most of the 1907 structure and 1935 detailing. In its current form the place cannot be said to exhibit any defining architectural style, however, the comparative will briefly discuss hotels in the former architectural styles applied to the building.

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[33] Ibid.
Note: The 1907 description stated that "*A stairway leads from the granolithic courtyard to the extensive cellarage ...*". This indicates that the main entrance to the cellar has been altered and it is possible that some sections are no longer accessible.

Federation Filigree Two-storey Hotels

There are 32 Hotels of this type on the Register including the following places:

Metropolitan area

- P2392 *Windsor Hotel, South Perth* - (1898) RHP

- P2154 *Brass Monkey*, Northbridge - (1896) RHP

- P504 *Newmarket Hotel*, Hamilton Hill - (1912) RHP

The following registered place has undergone similar periods of redevelopment and re-modelling as the *Ocean Beach Hotel*, but still retains its Art Deco façade:

- P597 *Cottesloe Beach Hotel* (1905, 1937, 1957, 1970s) was also originally designed in the Federation Filigree style and was remodeled in the Art Deco style. The hotel is a landmark that occupies the whole of the eastern frontage of a street block facing Cottesloe Beach.

Regional Hotels

There are 20 Federation Filigree two-storey hotels located in regional areas, including the following 5 registered places:

- P00201 *Cornwall Hotel, Boulder* (1898) (RHP)

- P00248 *Freemasons Hotel, Bridgetown* (RHP) (part of P110 Bridgetown Town Centre Precinct – in the assessment program)

- P00320 *Bruce Rock Hotel* (1914) – (RHP)

- P00354 *Prince of Wales Hotel*, Bunbury (1882-1906) – (RHP)

- P10725 *Imperial Hotel, York* (1886) – (RHP)

Other hotels that were originally constructed in the late nineteenth to early twentieth-century and then remodelled during the 1930s -1940s include the following places:

- P1544 *Raffles Hotel* – remodelled in the Inter-War Functionalist style by W.G Bennett in 1937. (RHP)

- P162 *Hotel Beverley* (1885, 1938) – remodeled in 1938 in the Inter-War Art Deco style by W. G Bennett. (RHP)

- P248 *Freemasons Hotel, Bridgetown* (1905-1939) – remodelled in 1939 with Inter War Art Deco additions that include 2 storey addition to the south side of the hotel. However, the place still remains a fine representative of a hotel in the Federation Filigree design style. (RHP)

- P351 Federal Hotel (fmr) Bunbury (1897-1948) – remodelled in the Inter War Art Deco style. (Does not Warrant Assessment 4 April 2004)

Inter War Functionalist Hotels

Examples of Hotels in this style on the Register include:

- P1544 *Raffles Hotel* (1896) – remodelled in the Inter-War Functionalist style by Bennett in 1937. (RHP)

- P482 *Coronado Hotel*, Claremont (1940) – a two-storey rendered brick hotel with a tiled roof in the Inter War Functionalist/Art Deco styles. (RHP)
- P1989 *Criterion Hotel*, Hay Street, Perth (1937) - in the Inter War Functionalist/Art Deco styles. (RHP)

<u>Beachside Hotels</u>

Historically, only a small number of hotels were built on beachfront sites in Western Australia, although hotels further inland also supported beachside activities. Only one example has been included on the State Register:

- P597 *Cottesloe Beach Hotel* (RHP details noted above).

Other known examples include:

- P2321 Rockingham Hotel (various dates including 1898-1994) – a large foreshore site containing the two-storey limestone and iron Rockingham Hotel (originally Federation Filigree hotel modified and extended in the Federation Arts and Crafts and Inter-War Functionalist styles) and prior to demolition the two-storied 'Trocadero Building' – a hostel and dance hall, along with remnant mature plantings from associated pleasure gardens. (Removed from Register June 2011).

- P00397 Esplanade Hotel, Busselton (c.1900) the current brick, stucco and iron Federation Free Classical hotel replaced an earlier weatherboard hotel on the same site. The current hotel was constructed to accommodate the increasing number of holidaymakers and tourists to the area following the discovery of Yallingup Caves in 1899. Although it has undergone some modifications, such as the removal of the double storey verandahs, it is somewhat unusual for not having been updated in an inter-war style. (Does not Warrant Assessment – 26 August 2011).

- P18916 Esplanade Hotel site, Middleton Beach, Albany – site of various hotels since the first was constructed in 1898. The most recent hotel was demolished in 2007. (Does not Warrant Assessment – 30 April 2010)

- Brighton Hotel, Cottesloe – an ornate two-storey stone hotel in the Federation Free Classical style set in 5 acres of grounds on the corner of John St and Marine Parade, the place was demolished sometime after 1954 and the site is now holiday accommodation.

<u>Architect Louis Cumpston</u>

Louis Bowser Cumpston was born in Liverpool, England. After completing his education, he immigrated to Victoria where he later worked as an architect. He arrived in Western Australia in 1891 and by 1893 had set up an architectural practice in Perth. Buildings attributed to Cumpston include the following:

- P1927 *St. Columba's Church & Hall,* Peppermint Grove RHP (1909)
- P266 Exchange Hotel, Greenbushes (1907) - In the Heritage Council's Assessment Program
- P1126 Gosnells Hotel (1905) - In the Heritage Council's Assessment Program

- P01750 Pinjarra Roads Board Office (fmr) (1909) – In the Heritage Council's Assessment Program

- P785 Salmon Gums Hotel (1926)

- P1659 Railway Hotel, Mullewa (1895-1912)

- P14918 Boyup Brook Hotel (construction date unknown)

- P00547 Collie Municipal Offices (1907) – demolished in 1977

Architect W.G Bennett

William G Bennett, was one of the most successful Perth architects from the 1930s to 1950s. Bennett's style derives from a use of elements characteristic of the Inter-War Functionalist, Inter War Art Deco and the Inter-War Stripped Classical styles. Bennett was responsible for the design or remodelling of the following hotels:

- P162 *Hotel Beverley* (1885, 1938) – remodeled in 1938 in the Inter-War Art Deco style (RHP)

- P1544 *Raffles Hotel* (1896) – remodeled in 1937 in the Inter-War Functionalist style (RHP)

- P2678 *YNP Yanchep Inn*, designed by Bennett c1930s (RHP)

- P2321 Rockingham Hotel – Bennett designed modifications and extensions to the building from 1930s-1950s. Removed from Register in 2011

- P551 Colliefields Hotel (1939) - Heritage Council's Assessment Program

- P178 Court Hotel, Beaufort St (1937) –Heritage Council's Assessment Program

- P2274 Mount Barker Hotel (1939)

- P8576 Sawyers Valley Tavern (1937)

Bennett also designed the Scarborough Hotel (1939, demolished), and worked with Eales & Cohen in 1930 on the partial restoration of the Majestic Hotel, Perth (demolished following a fire).

Other work undertaken by William Bennett's practice in the 1930s includes the following registered places:

- P3511 *Lord Forrest Olympic Pool*, Kalgoorlie (RHP)

- P11375 *Manjimup Infant Health Centre* (RHP)

- P2454 *Regal Theatre* in Subiaco with William Leighton (RHP)

- P154 *Beverley Town Hall* (RHP)

- P1828 *Nedlands Park Masonic Hall* (RHP)

- P3964 *Nedlands Tennis Club* (RHP)

- P3613 Plaza Theatre and Arcade, Hay Street Mall (Heritage Council Assessment Program).

Conclusion

P14894 *Ocean Beach Hotel, Cottesloe* was originally a large-scale hotel designed in the Federation Filigree style, although this style is no longer externally evident due to the re-modelling of the Hotel in 1935 in the Inter War Functionalist style. Further alterations and additions have obscured most of the 1907 structure and 1935 detailing. In its current form the place cannot be said to exhibit any defining architectural style. Federation Filigree and Inter War Functionalist style hotels are already well represented on the Register, as are examples of hotels that were originally constructed in the late nineteenth to early twentieth-century and then remodelled during the 1930s -1940s.

Architect Louis Cumpston

Cumpton originally constructed the *Ocean Beach Hotel* in 1907 in the Federation Filigree style. Any evidence of this style has been obscured by later alterations and additions, and there is little remaining fabric from this period. Therefore the P266 Exchange Hotel, Greenbushes (1907), and P1126 Gosnells Hotel (1905), which are both the Heritage Council's Assessment Program are better and more intact examples of his work.

Architect William G Bennett

The work of architect William G Bennett is already well represented on the Register, including two hotels which were remodelled by Bennett in the Inter-War period and which retain their Inter-War architectural styles: P162 *Hotel Beverley* remodeled in 1938 in the Inter-War Art Deco style (RHP), and P1544 *Raffles Hotel* (1896) remodeled in 1937 in the Inter-War Functionalist style (RHP).

P597 *Cottesloe Beach Hotel* is perhaps most comparable place in terms of construction date, location, landmark value, and remodelling, and retains its remodelled Art Deco façade. It is also representative of the beachside accommodation and culture that developed in Cottesloe. Therefore, it is a more intact example of a hotel that represents both beach and pub culture themes.

13. 4 KEY REFERENCES
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13. 5 FURTHER RESEARCH