



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

Windsor Hotel is a fine example of Federation Filigree Style combining Italianate details with decorative cast iron filigree verandahs. (Criterion 1.1)

Windsor Hotel, with its wrap around verandah, is the dominant element in the streetscape. (Criterion 1.2)

Windsor Hotel is the most prominent building in the South Perth retail precinct. (Criterion 1.3)

11.2. HISTORIC VALUE

Windsor Hotel is significant as one of the earliest surviving hotels in the Perth suburbs south of the river. (Criterion 2.1)

Windsor Hotel is closely associated with the rapid establishment of the suburb of South Perth that occurred in the 1890s. (Criterion 2.2)

Windsor Hotel is a fine example of the commercial architecture of prominent Perth architect, J. J. Talbot Hobbs, who contributed greatly to the building stock of Perth between 1890 and 1915. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Windsor Hotel is highly valued by the community for its aesthetic appeal and its contribution to the streetscape of the Mend Street precinct. (Criterion 4.1)

Windsor Hotel contributes to the community's sense of place as a prominent building readily associated with the identity of South Perth. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Windsor Hotel is representative of the Australian pub tradition as a two-storey hotel with verandahs, usually located on a prominent street corner in a suburb or country town. (Criterion 6.2)

12.3 CONDITION

Windsor Hotel was subject to restoration, alterations and additions in the 1960s, 1980s and early 1990s and has since been well maintained. The place is in sound condition.

12.4 INTEGRITY

Although the building has undergone extensive internal alterations and additions, the *Windsor Hotel's* original spatial layout is still clearly evident and the place continues to fulfil its original function. Overall, the place retains a moderate degree of integrity.

12.5 AUTHENTICITY

The external fabric of the *Windsor Hotel* remains largely intact and has been enhanced by the restoration of the two storey cast iron verandah, although the internal fabric has been extensively altered. The place retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

13.1 DOCUMENTARY EVIDENCE

The *Windsor Hotel*, a two-storey brick building with a timber and cast iron verandah and balcony, was constructed in 1898 to provide hotel facilities in the rapidly developing suburb of South Perth. The hotel was built for George T. Strickland by architect, J. J. Talbot Hobbs and the contract, let in April 1898, was worth £4,050.¹ Shortly after the opening, Strickland passed the management of the hotel over to his nephew, William Strickland.

Hobbs gained his architectural training in England, and arrived in Western Australia in 1887.² He soon established a reputation as one of Perth's finest architects. His early commissions include, *Christ Church*, Claremont (1892), the *Weld Club*, Perth (1892) and the *Swan Brewery*, Perth (1897). He designed many large residences for wealthy colonists who prospered during the gold rush including, *Haddon Hall*, South Perth (1897); Walter James' *Minnawarra* (1899); and, his own residence, the *Bungalow* (1904).

In 1904, Hobbs formed the architectural partnership of Hobbs, Smith & Forbes and the firm designed many prominent buildings in Perth and Fremantle including the *WA Trustee Building* (1927).³ Hotels included: *Hotel Paddington* (1905-demolished); *Savoy Hotel* (1915); alterations and additions to the *Royal Hotel*, Perth (1906), and the *Globe Hotel*, Perth (1910).

The opening of the *Windsor Hotel* came at a time when the popularity of South Perth was increasing. From the mid-1880s, there was slow but appreciable growth in the number of residents in South Perth and within ten years it had become a well established suburb with quite distinct community characteristics. After the mid-1890s a speculative element entered into the sale of South Perth suburban land. Some of the larger sections were bought for the purpose of quick sub-division and sale to take advantage of rising prosperity and the prospect of ferry or bridge communication being established with Perth. In 1892, the South Perth Roads Board District was formed.⁴

By the turn-of-the-century there were four jetties at South Perth, and boats were the chief means of communication with the city. By the end of the 1890s South Perth was progressing, and a number of substantial facilities were being developed. The Zoological Gardens opened in October 1898, a school opened and postal facilities were established.⁵

In fact, as the area developed rapidly, some public facilities were not able to be built quickly enough and for a short while the *Windsor Hotel* served as the

¹ John Talbot Hobbs' Ledgers, Vol.3. Acc 2780A SAWA (State Archives).

² Erickson, R. (ed), *The Bicentennial Dictionary of Western Australians*, Vol 1 (UWA Press, Nedlands, 1987), p. 1494.

³ Hunt, L. (ed) *Western Portraits* (UWA Press, Nedlands, 1979), p. 153.

⁴ Crowley, F.K., *The History of South Perth*, (Rigby Limited, Perth, 1962), pp. 42-54.

⁵ *ibid.*

Post and Telegraph Office, which opened in November 1898 in a room at the foot of the stairs with Miss Theresa O'Dea as Postmistress.⁶

George Strickland was the owner of the *Windsor Hotel* for a considerable period of time. It was put up for auction in 1924⁷; however, in a letter from his son it is apparent that the Hotel was not in fact sold at this time, and it was not until part-way through World War II that it was purchased by Mrs Thomas who later became the "Mrs Raine" who willed it to the University.⁸

Although changing ownership a number of times over the years, the *Windsor Hotel* has been used continuously for the purpose for which it was built.

Since 1962, there have been extensive additions, alterations, and some remodelling, that have taken place. The reasons behind the first additions and alterations were described in the *Sunday Times*, '... because of growing trading. The number of patrons had been steadily increasing since the opening of the Narrows Bridge.'⁹ Three architectural firms in particular have been involved - Cameron Chisholm & Nicol (1962, 1965, 1970), Oldfield Knott (1980s) and Oldham Boas Ednie-Brown (1980, 1991). The major works were carried out in 1962, 1965, and 1970; with a number of other alterations being carried out in the 1980s, to modernise and upgrade the various hotel facilities.

Today, the *Windsor Hotel* is a popular meeting place which provides patrons with numerous facilities in a pleasant environment.

13.2 PHYSICAL EVIDENCE

Windsor Hotel is a two-storey building constructed in 1898, by Architect J.J. Talbot Hobbs in a Federation Filigree style.¹⁰ The building is sited on the building line and is truncated at the corner.

The building is built with tuck-pointed brickwork in Flemish bond and its corrugated iron roof is concealed behind a parapet.

A verandah and balcony extend along both street facades and are covered with a lean-to roof. The verandah roof is broken by gables which highlight the main entrance to each street facade and the truncated corner.

The verandah roof is supported on fine, ornamental cast iron posts with capitals and cast iron balustrading. The posts divide the facades into bays and feature cast iron brackets.

Immediately above the gables on the parapet, are ornamental brick, dutch gables which sit on top of the rendered parapet. Each gable contains a central semi-circular strip window. The truncated facade is also rendered.

⁶ *ibid.*, p. 52.

⁷ Copy of auction notice, 10 January 1924, (provided by Heritage House, City of South Perth, no source) which also clearly states that George Strickland was the owner.

⁸ George Strickland to Cec Florey, 8 June 1989 (copy provided by Heritage House, 25 July 1994)

⁹ *Sunday Times*, 12 May 1963, p. 48.

¹⁰ Richard, A., Irving, R., Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture*, (Angus & Robertson Publishers, North Ryde, 1989), pp. 108-111.

The lower level, as the principal floor, receives the most attention. The windows are typical plain arched sash windows recessed behind the outer face of the building. They are connected at their springing point by brick ornamental arched mouldings. The windows on the upper level are plain, rectangular versions of the windows below.

The addition of a solid rendered brick balustrade at the column line encloses the verandah and disguises the base of the posts. The wall defines the boundary of the drinking area.

The main entry is located off Mill Point Road. The double door entrance has a rendered masonry arch surround with leadlight fanlights and side lights of clear glass. The entrance floor is decorated with small coloured clay tiles laid in a geometric pattern.

The entry hall is paved with black and white terracotta tiles and features a decorative arch and keystone. The cornice in the entry hall is stepped and accentuated by horizontal bands of mouldings and features alternating dentils and rosettes. The entry hall ceiling features ornate plaster roses.

The internal stair is constructed of carved timber with vertical balusters and newels. The stairwell features leadlight windows.

The hotel contains a public bar which addresses Mends Street and Mill Point Road, and a bottle department to Mends Street and a lounge to Mill Point Road. Across the entry hall is a dining room with an office, kitchen scullery and store behind. A lounge with single and double room accommodation is located on the upper level. The lounge features french doors opening on to the balcony, decorative ceiling roses, cornice and a timber mantle. Egress for tenants is provided by an external stair located in the lane behind the entry hall. A cellar is located in the basement.

A laneway separates the original building with the Winter Garden and Drive-In Bottle Department constructed in 1962, to Mill Point Road by architects, Cameron Chisholm and Nicol.¹¹ The architects designed an extension to the Mends Street facade of saloon bar, games room, store, toilets and service yard which was constructed in 1965.¹² The external wall of the bottle department has been removed with the northerly extension. In 1970/71, a new restaurant and dance pavilion were constructed, linking the Winter Court with the original hotel. The original public bar, office and kitchen of the hotel underwent alterations and a new service yard and cool room were added north of the new restaurant.¹³ Three internal walls in the public bar, including a fire place, have been removed. The wall to the northern end of the office has been removed to allow access to the addition of the Duchess Room. Large windows have been installed to the dining room to outlook the new enclosed courtyard. The Dance Pavilion was later removed and the

¹¹ Cameron Chisholm & Nicol, Drawing No. 62/21/2, for site plan and construction details.

¹² *ibid.*, Drawing No. 65/18/1, for floor plans, elevations and sections.

¹³ *ibid.*, Drawing No. 1, 70/55, for floor plan; and 11, 70/55, for floor plan

Winter Court extended, the toilet facilities increased and the area was landscaped.¹⁴

In 1980, the *Windsor Hotel* verandah and balcony were re-roofed and extensive restoration work was carried out to the balcony to the design of architects, Oldham Boas Ednie-Brown.¹⁵

In 1983, Oldfield Knott Architects modernised the bar (Black Pearl Bar) to the original hotel,¹⁶ and the rear of the Winter Court was enclosed in 1983/84¹⁷.

Repainting of the hotel and minor works were carried out to the balcony in 1985, by architects, Oldham Boas Ednie-Brown.¹⁸

Windsor Hotel underwent further alterations. In 1985, the kitchen was upgraded and the shape of the bar was further altered in 1986.¹⁹ A new restaurant (Ogden's Bar and Grill) was created with an outdoor courtyard to Mill Point Road in 1987.²⁰ The rear wall of the kitchen was removed in 1988, to accommodate a new dry store and cool room.²¹

Further repairs were carried out in 1991.²²

13. 3 REFERENCES

National Trust Assessment Exposition.

¹⁴ *ibid.*, Drawing No. 12, 70/55, for floor plans.

¹⁵ Oldham Boas Ednie-Brown, Drawing No. A1 & A2, 779135.

¹⁶ Oldfield Knott Architects, Drawing No. 8320, for floor plan.

¹⁷ *ibid.*, Drawing No. P.01.

¹⁸ Interview conducted by Kelly Aris with Oldham Boas Ednie-Brown, 27 July 1994.

¹⁹ Interview conducted by Kelly Aris with Oldfield Knott Architects, 27 July 1994; Oldfield Knott Architects, Drawing No. 8320 for floor plan.

²⁰ Oldfield Knott Architects, Drawing No. FR P.01.

²¹ Interview conducted by Kelly Aris with Oldfield Knott Architects, 27 July 1994; Oldfield Knott Architects, Drawing No. 8320 for floor plan.

²² Interview conducted by Kelly Aris with Oldham Boas Ednie-Brown, 27 July 1994.