



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 documentation for this place is based on the heritage assessment completed by Kris Bizzaca, Historian, and Alan Kelsall, Kelsall Binet Architects, in April 2003, with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.2.5 Developing city centres

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 308 Commercial & service industries
- 504 Depression & boom
- 311 Hospitality industry & tourism

11.1 AESTHETIC VALUE*

The early form of *Globe Hotel*, with its two-storey cast iron filigree verandah, displayed, many characteristics of the Federation Filigree style. Changes to façade, including the removal of this verandah, have resulted in the place no longer being representative of Federation Filigree design. However, the building is a good example of a classically derived building with a simply composed front façade. (Criterion 1.1)

Globe Hotel is an integral component of a precinct of buildings from the Federation and Inter-war periods. It is important to the historic streetscapes that remain on both sides of William Street and along Wellington Street, together with other nearby streetscapes of that period that collectively forms a significant townscape. (Criteria 1.3 & 1.4)

* 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.

11. 2. HISTORIC VALUE

Globe Hotel was constructed in c.1884, and expanded in c.1897 as part of the intensive building program that expanded the Perth central business district during the gold rush period, which dates from the discovery of gold in Western Australia in the 1880s and 1890s to the early 1900s. (Criterion 2.2)

Globe Hotel was constructed at a time when businessmen and land owners were investing in and constructing retail and commercial premises in the central Perth area, influenced by the proximity of the railway, to take advantage of the gold boom atmosphere of vitality. (Criterion 2.2)

The original construction of a hotel on the site in 1884 was a reflection of the development of the Fremantle to Guildford railway line, which opened in 1881, and the close proximity of the central Perth railway station. The establishment of *Globe Hotel* and other nearby hotels represented a need to provide refreshments and accommodation to visitors of Perth. (Criterion 2.2)

From 1884 to the present day (in 2003), the site has continuously provided bar and dining services and accommodation for both visitors and local residents. (Criterion 2.2)

Globe Hotel has associations with a number of people who have managed the place over the years. This includes Michael McMahon, who is believed to have been responsible for the construction of the original hotel on the site in 1884 and whose family continued to own the place from 1882 to c. 1960. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

The site has significance due to its use as a meeting place and social venue for visitors and local residents since 1884. (Criterion 4.2)

Together with the other historic buildings, including *Commercial Building, 491 – 493 Wellington Street, Commercial Building, 507 Wellington Street* and *Wellington Buildings*, located opposite the Perth Railway Station, *Globe Hotel* contributes to the community's sense of place as a historic entry statement to the City of Perth. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Globe Hotel is one of the earliest extant hotels in the City of Perth, one of a small number of surviving 1880s hotels in the metropolitan area, and one of three Federation period hotels associated with a railway station in the metropolitan area that until 2004 provided both tavern and accommodation facilities. (Criteria 5.1 & 5.2)

12.2 REPRESENTATIVENESS

With its public bar and dining room facilities at ground floor level and bedroom accommodation on the upper floors, *Globe Hotel* is typical of medium sized hotels constructed in Western Australia during the Federation Period. (Criterion 6.2)

12.3 CONDITION

The structure of *Globe Hotel* is in good condition. Items such as the roof of the single storey wing to the rear do however require replacement. The interior of the building and the rear yard court have a worn appearance due in combination to the intense usage of the building and the generally low level of maintenance it receives.

12.4 INTEGRITY

Globe Hotel has high integrity. The building continued to serve its original intended purpose as a hotel until 2004, with the upper floor used in latter years as part of the neighbouring backpackers' accommodation. Since 2004, the place has operated as a construction headquarters for work on the city section of the Perth-Mandurah rail link.

12.5 AUTHENTICITY

Globe Hotel generally has a moderate level of authenticity, although this varies throughout the building. The level of authenticity of the façade to the upper level is moderate due to the removal of the two-storey verandah and the changing of the first floor doors to windows. The ground floor façade is of low authenticity; it has been changed considerably. The upper floor interior is of moderate-high authenticity and is largely intact, although items such as original doors and stained glass have been removed.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Kristy Bizzaca, Historian. The physical evidence has been compiled by Alan Kelsall, Kelsall Binet Architects.

13.1 DOCUMENTARY EVIDENCE

Globe Hotel, a classically derived masonry building, was originally constructed in 1883 for publican Michael McMahon. Since then the building has undergone works in c. 1897 and in the late 1920s/early 1930s. In 2003, it continues to function as a hotel and also provides backpacker accommodation.

Not long after the official proclamation of the Swan River Colony, Lieutenant Governor Captain James Stirling posted a government notice on 27 July 1829 that proclaimed 'the new stone will be laid of a New Town, to be called Perth, near to the entrance of the Estuary of the Swan River'.¹ The survey of the new town site began the day after its foundation ceremony on 12 August 1829.² It was laid out in a traditional grid pattern with streets surveyed parallel to and at right angles to the main street named St. Georges Terrace, thereby forming large blocks which were surveyed into smaller allotments.³

Perth was constituted a city in 1856, but its village landscape appearance remained relatively unchanged right up to the 1880s and 1890s.⁴ This was despite the erection of a number of landmark public buildings such as the Town Hall (1868-1870) during the convict establishment period of the late 1850s to 1870s⁵, and the clearing and construction of Perth roads by convict labour from the 1860s up to 1875.⁶

The discovery of gold in the Kimberly, Murchison and Kalgoorlie regions in the 1880s and 1890s and the concurrent granting of Responsible Government to Western Australia in 1890 had a huge impact on the

¹ Stannage, C. T., *The People of Perth: A Social History of Western Australia's Capital City, City of Perth*, Perth, p. 30. The name Perth was chosen in honour of the birthplace of then Secretary of State of the Colonies Sir George Murray. (Markey, D. C., 'Pioneer Perth', in Gentilli, J., (ed), *Western Landscapes*, UWA Press, Nedlands, 1979, p. 346.)

² Ibid, pp. 351 – 352.

³ Markey, op. cit., pp. 351 - 352.

⁴ Building regulations drawn up in the 1830s together with the slow progress of the colony resulted in a village landscape of scattered single and two storey brick or stone residences surrounded by gardens mainly to the east of the government domain along Adelaide Terrace, and a slowly developing business area in the vicinity of the government domain to the west of Barrack Street. (Markey, op. cit., pp. 356 – 357; Stannage, op. cit., pp. 193 – 194; Campbell, R., 'Building in Western Australia 1851 – 1880', in Pitt Morison, M. & White, J. (eds.), *Western Towns and Buildings*, UWA Press, Nedlands, 1979, p. 90.)

⁵ Campbell, op. cit., pp. 94 – 104; Battye, J. S. (ed), *The Cyclopedic of Western Australia*, Vol. 1, 1912, Facsimile Edition, Hesperian Press, 1985, p. 356. Perth was initially administered by a Town Trust after it became a city in 1856. The Town Trust was later replaced by a city council in 1871, subsequent to the proclamation of the Municipal Institutions Act of that year. (Battye, op. cit., Vol. 1, p. 536; Georgiou, J., 'The Metropolitan Region', in Pitt Morison & White, op. cit., p. 247; Stannage, op. cit., p. 193.)

⁶ Stannage, op. cit., pp. 157, 164, 170.

development of Perth.⁷ The physical nature of the city changed dramatically with economic prosperity and the increase of population as a result of gold rush immigration. By the turn of the twentieth century, Perth was totally transformed. Its streets became lined with elaborately styled multi-storey buildings, many of which were the design of a now large architectural profession, and developing suburbs surrounded the city.⁸

With the central railway station to the north of the town site, which was completed in 1881, and the government domain to the south, the area bounded by William and Barracks Streets was consolidated as the commercial and retail centre of the Perth region.⁹ Banks, insurance buildings and professional and commercial offices were constructed along St. Georges Terrace, and businesses, shops and warehouses were established in Murray, Hay and Wellington Streets.¹⁰ A number of hotels and theatres were built in this central area and large emporiums such as Foy and Gibson's and Sandover's emerged along the tram route and the shopping strip of Hay Street. Shopping arcades and passage ways were also developed in this period, allowing people to move with ease through the now busy Perth streets and providing spaces for further business outlets within the form of the narrow blocks.¹¹

A number of Perth's prominent businessmen and investors took advantage of the increased prosperity and building boom in the central area of Hay, Murray and Wellington Streets by purchasing property and erecting mixed retail and commercial premises. This investment of central Perth is reflected in the histories of various sites within the area between William and Barrack Streets and St, George's Terrace and Wellington Streets including Sir Charles McNess' *McNess Royal Arcade* (c. 1896), Thomas Molloy's *Theatre Royal and Hotel Metropole (fmr)* (1894; 1897) and *His Majesty's Hotel* (1904), the Congregational Church's *Trinity Buildings* (c. 1906; 1927), and mining magnate Claude De Bernales' *Picadilly Theatre and Arcade* (1938).¹² Probably one of the largest and most significant property investors at the turn of the twentieth century were partners Timothy Quinlan and Daniel Connor who were responsible for the construction of the *Connor Quinlan Building* on the corner of Hay and Barrack Streets in c. 1900 as well as the adjacent *Moana Café and Chambers* (c. 1909) and *Savoy Hotel* (1914).¹³ This type of development took place throughout the central district including properties located in close proximity to entry points into the

⁷ Stannage, op. cit., pp. 193; Seddon, G. & Ravine, D., *A City and its Setting*, Fremantle Arts Centre Press, Fremantle, 1986, pp. 146 – 147.

⁸ Stannage, op. cit., pp. 193-4; Seddon & Ravine, op. cit., p. 147. Seddon and Ravine state that: 'In 1904, 10 per cent of central Perth was still vacant land, but by 1911, there was no vacant land left.' (Stannage, op. cit., p. 243, cited in Seddon & Ravine, op. cit., p. 152.)

⁹ Hocking, I., 'Growth and Change in Central Perth', in Pitt Morison & White, op. cit. pp. 266 – 267.

¹⁰ Seddon & Ravine, op. cit., p. 156.

¹¹ Hocking, op. cit., pp. 266 – 268.

¹² All information from Kelsall Binet Architects & Bizzaca, K. in association with Sherriff, J., 'City of Perth Central Precinct', draft heritage assessment prepared for HCWA, June 2002.

¹³ Ibid; Stannage, op. Cit., p. 226.

area such as those along Barrack and William Streets, and across from the railway station in Wellington Street.

By 1879, Perth Building Lot V18 was in the ownership of Edward Albert Stow, Perth Gentleman.¹⁴ The City of Perth Rate Books record Edwin Barrington as the owner of the property by the early 1880s and his wheelwright workshop was located on the block.¹⁵ In 1884, a hotel (*Globe Hotel*) and outbuildings are listed for the first time as existing on part Lot V18. Barrington was still the owner at this time, but Michael McMahon was the publican of the hotel.¹⁶

Michael McMahon was an experienced publican having worked at the Wellington Hotel, Perth in 1875 and the Devonshire Arms (location unknown) from 1879 to 1881.¹⁷ It is therefore likely that he was responsible for the first phase of development of *Globe Hotel* in 1884. A Certificate of Title registered Michael McMahon as the proprietor of Perth Building Lot V18 on 2 March 1882.¹⁸

On 24 May 1884, Michael McMahon died and his widow Mary Jane (nee Benson) inherited Perth Building Lot V18 up to her own death in June 1885.¹⁹ Mary's father, Michael Benson, was registered as the owner of the Lot as the surviving trustee and executor of Michael McMahon's will.²⁰

In the early years after Michael McMahon's death, several people were listed as the publican of the hotel. This included J. R. Mews from 1884 to 1886, and Thomas Molloy from 1886 to the early 1890s.²¹ Molloy became well known for the subsequent establishment of *Theatre Royal and Hotel Metropole (fmr)* in 1894 and *His Majesty's Theatre* in 1904 and his work as a politician.²²

In 1889, a lease between Molloy and Michael Benson was registered on the Certificate of Title. The rate for the place at this time was £260 per month.²³ This lease was terminated in May 1891 and, in June, Fremantle victualler William Armstrong became the new manager of the hotel at a monthly rental of £240.²⁴ Armstrong subleased the place several times, the first with the Swan Brewery Company Ltd from 1891 to 1892.²⁵

14 Certificate of Title, Vol. 5, Fol. 166.

15 City of Perth Rate Books, West Ward, 1880 – 1883.

16 City of Perth Rate Book, Central Ward, 1884.

17 Western Australian Biographical Index, Battye Library.

18 Certificate of Title, Vol. 5, Fol. 166.

19 Western Australian Biographical Index, Battye Library.

20 Certificate of Title, Vol. 5, Fol. 166.

21 City of Perth Rate Books, Central Ward, 1884 – 1890.

22 Kelsall Binet Architects & Bizzaca, K. in association with Sherriff, J., 'City of Perth Central Precinct', draft heritage assessment prepared for HCWA, June 2002

23 Certificate of Title, Vol.; 5, Fol. 166.

24 Ibid.

25 Ibid.

An application for a publican's general license in November 1891 describes *Globe Hotel* as comprising 3 sitting rooms and 7 bedrooms.²⁶ The applicant of the license at this time was John McConnell.²⁷

William Armstrong entered into a second sublease with publican Frederick Gatwood from 1893.²⁸ Gatwood died on 31 July 1894 at *Globe Hotel* of peritonitis.²⁹ A brief notice of his death in the paper states that he was a popular licensee and he converted the hotel from a 'somewhat dilapidated building... into one of the leading houses of the town.'³⁰ It is not known what works were undertaken at this time, although a survey of the rateable value recorded at this time reveals no major increase to suggest a major redevelopment.³¹

Frederick Gatwood's widow, Annie Gatwood, was appointed the administrator of his estate. She continued to run the hotel for several years, but eventually subleased the place to Patrick McMahon, Perth Hotelkeeper from 10 November 1896.³²

Plans of the site in 1897 and in the early 1900s show an L-shaped building, which is almost square in plan.³³ This would indicate that the main core of *Globe Hotel* had definitely been constructed by this time. A search of the rate books shows that there was an increase in the rateable value of the property from £180 in 1896 to £300 in 1897 suggesting that major development had taken place.³⁴ Outbuildings also seen on the plan at the rear of the property include two rectangular structures on the east and west boundaries.³⁵

In 1898, three of Michael McMahon's children, who were still minors, took legal action against their two older sisters and brother to protect their interest in *Globe Hotel*.³⁶ On 30 August 1899, all six children, John, Annie,

26 *West Australian*, 23/11/1891.

27 Ibid.

28 Certificate of Title, Vol.; 5, Fol. 166.

29 Certificate of Title, Vol. 5, Fol. 166; *West Australian*, 1/8/1894.

30 *West Australian*, 1/8/1894.

31 City of Perth Rate Books, Central Ward, 1890 – 1894.

32 Certificate of Title, Vol. 5, Fol. 166; City of Perth Rate Books, Central Ward, 1892 – 1895.

33 City of Perth & Suburbs, PWD 5647, Sheet No. 8, 1897, BL 578C; City of Perth & Suburbs, PWD 5647, Sheet No. 8, 1897 [revised c. 1904].

34 City of Perth Rate Books, Central Ward, 1896 & 1897. A survey of the rateable value of properties adjacent to *Globe Hotel* records that in 1896 the values were £27 and £22, and in 1897 they were £90 and £25. This indicates that the sharp increase in value for *Globe Hotel* was not due to a reassessment of rateable values in 1896/1897 but more than likely capital works.

35 City of Perth & Suburbs, PWD 5647, Sheet No. 8, 1897, BL 578C; City of Perth & Suburbs, PWD 5647, Sheet No. 8, 1897 [revised c. 1904].

36 Western Australian Biographical Index & Deed of Memorial, Book 12, No. 1078, cited in Sauman, I., 'Documentary Evidence of William-Wellington Streets East Precinct', in Hocking Planning and architecture, 'Perth Urban Rail Development: Proposed Perth Railway Station platforms 10 7 11 CRAC, Alternative ID – Compilation of Heritage Advice February – June 2002', Vol. 1, prepared for Jones Coutler Young, September 2002, p. 14.

Louisa, Margaret, Alice and Michael, were registered as owners in common of the Perth property.³⁷

The McMahon family leased the hotel to the Swan Brewery Company Ltd from April 1898. The Swan Brewery in turn entered into an agreement with Patrick McMahon at a yearly rental of £390.³⁸

In c. 1902 well known licensee William Henry Jones is said to have arrived in Perth to take over the operation of *Globe Hotel*. Jones came to Western Australia from South Australia in 1888 and by the early 1890s was the licensee of the Geraldton Hotel. He went on to manage the Freemason's Hotel and the Club Hotel both in Geraldton and the Miner's Arms at Peak Hill in partnership with Mr. Inglis. After leaving *Globe Hotel*, Jones was involved in the management of the Grand Hotel and the Perth Hotel, both in Perth.³⁹

On 12 March 1903, Michael James McMahon sold his share of *Globe Hotel* to Charles Waugh.⁴⁰ The next year, on 5 February, Annie McMahon's share was transferred to Patrick Connolly.⁴¹ From this time, a number of separate Certificates of Title were issued to the various joint owners.⁴²

George Henry West became the lessee of *Globe Hotel* in 1904/1905 for a period of five years.⁴³

A plan dated 1906 provides more detail of the brick hotel building. The plan of the building is L-shaped with verandahs at the rear of each section. A cellar is shown underneath the front portion of the building under the bar areas. The rear portion of the property appears to have been fenced off in some way and a brick building and a timber building were located in this section. (It is likely that the latter two structures were used for services such as stables, a wood store and a laundry.)⁴⁴

In 1907, a right of way, comprising the length of the western boundary of the adjoining Lot V17, became part of the hotel property. Records show that a brick wall was erected along this site to serve as a party wall.⁴⁵

Joint owner Patrick Connolly was granted a lease for *Globe Hotel* from 1910 to 1920.⁴⁶ It was not long after this that the hotel building was subject to a major building campaign. The City of Perth Building Licenses record that in July 1910 a license was issued for the construction of five toilets and five

³⁷ Certificate of Title, Vol. 177, Fol. 100.

³⁸ Certificate of Title, vol. 177, Fol. 100.

³⁹ Ball, J., Kelsall, D. & Pidgeon, J., 'Statewide Survey of Hotels 1829 – 1939, Southern Region, WA', National Trust, November 1997, Vol. 1.

⁴⁰ Certificate of Title, Vol. 177, Fol. 100.

⁴¹ Ibid.

⁴² Certificate of Title, Vol. 268, Fol. 101; Certificate of Title, Vol. 321, Fol. 17; Certificate of Title, Vol. 336, Fol. 110; Certificate of Title, Vol. 654, Fol. 4; Certificate of Title, Vol. 651, Fol. 164; Certificate of Title, Vol. 654, Fol. 163; Certificate of Title, Vol. 298, Fol. 57; Certificate of Title, Vol. 166, Fol. 97; Certificate of Title, Vol. 651, Vol. 165.

⁴³ Certificate of Title, Vol. 177, Fol. 100; Certificate of Title, Vol. 336, Fol. 110.

⁴⁴ Metropolitan Sewerage, Perth District, 1906, PWD 12794, Sheet No. 19, Acc. 1647, SRO.

⁴⁵ Certificate of Title, Vol. 321, Fol. 17.

⁴⁶ Certificate of Title, Vol. 321, Fol. 17.

bathrooms (to the rear of the building).⁴⁷ This was carried out by builder T. Hill under the direction of well known Western Australian architectural firm Hobbs, Smith & Forbes.⁴⁸

A c. 1910 photograph of *Globe Hotel* shows the building after this work had been completed. The hotel has a two storey verandah with canvas awnings that could be pulled down to enclose the verandah area.⁴⁹

In August 1916, Patrick Connolly became the proprietor of Louisa McMahon's share of the place.⁵⁰ He later purchased Alice's portion in 1920.⁵¹ This meant that by 1920 Connolly owned half of the property. In 1925, Alice Julia Connolly was granted an annuity of £1,500 per annum for her life time.⁵² This suggests that Connolly died at some stage in the early 1920s; however, no information has yet been found to confirm this point. On 7 September 1926, Patrick Connolly's shares in *Globe Hotel* were transferred into the ownership of the Perpetual Executors Trustees and Agency Company.⁵³

The Certificates of Title provide a record of the various hotelkeepers at *Globe Hotel* subsequent to the end of Patrick Connolly's lease in 1920 up to the mid 1940s. These lessees were: Thomas Foreman of the Perth Hotel from 1920 to 1925; Joseph Monaghan 1925 to 1930; Ole Olsen from 1930 to 1935; and Les Phillips from 1935 up to at least 1945.⁵⁴

A 1932 advertisement for the hotel includes a sketch drawing of the façade showing the two storey filigree verandah as extant with the canvas awnings as well as two photographs of the interior. One of these shows the 'spacious' saloon bar, which was described as being 'well lighted and ventilated and equipped with modern refrigeration'. The other photograph is of the first floor lounge and drawing room which opened onto the balcony verandah. In this, the still extant timber folding doors that separate the two rooms are shown folded back. Called 'de Pedro's Globe Hotel', at the time Roy Temby was listed as the manager and Miss S. Breed as the house manageress. At the time 'superior accommodation' was available for up to 34 guests and it was stated that 'country visitors specially were catered for'. (The guest rooms were located on the first and second floors.)⁵⁵

⁴⁷ City of Perth, Record of building licenses, no. 760, 6/7/1910, cited in Sauman, op. cit., p. 14. Irene Sauman argues in her history argues that the high cost of the license fee of £7/3/0 is an indication that other work was also carried out to the building. (At the time, the fee for the erection of a house was at most £1/3/0.) No further evidence has been found regarding this matter. City of Perth Rate Books show no increase in rateable value from 1909 to 1914. (Sauman, op. cit., p. 14; City of Perth Rate Books, Central Ward, 1909 – 1914.)

⁴⁸ City of Perth, Record of building licenses, no. 760, 6/7/1910, cited in Sauman, op. cit., pp. 12 – 13.

⁴⁹ Photograph dated c. 1910, Battye Library Photograph BL004061D.

⁵⁰ Certificate of Title, Vol. 336, Fol. 110.

⁵¹ Certificate of Title, Vol. 654, Fol. 164.

⁵² Certificate of Title, Vol. 654, Fol. 4; Certificate of Title, Vol. 654, Fol. 164.

⁵³ Certificate of Title, Vol. 654, Fol. 4; Certificate of Title, Vol. 654, Fol. 164; Certificate of Title, Vol. 651, Fol. 165.

⁵⁴ All information from Certificate of Title, Vol. 654, Fol. 4.

⁵⁵ All information and quotations from *The Western Mail*, Christmas November, 1932.

A Fire and Accident Underwriters Association of W. A. plan of *Globe Hotel* dating from 1925 to 1935 describes the place as comprising four storeys, including the cellar. Major changes to the building appear to be the extension of the western portion of the building to the rear. Outbuildings in the rear yard include a new toilet associated with the bar area.⁵⁶ It is not known when these works were carried out; however, physical evidence indicates a major remodeling/redecorating scheme was also completed internally.⁵⁷

A 1943 Sewerage Plan shows that the rear of *Globe Hotel* had been rebuilt by this time. The existing one storey section to the rear of the main section was connected to a new rectangular brick building by means of a small passage; this produced a light well between the buildings along the eastern boundary. Later documentary evidence shows that this addition incorporated a kitchen and dining room. New brick water closets had also been constructed in close proximity to the one storey section.⁵⁸

Margaret McMahon died on 22 May 1959 and probate of her will and estate was granted to the Perpetual Trustees Company. In April c. 1960 (date unclear on the Certificate of Title) her share of the *Globe Hotel* property was registered to the Princess Margaret Hospital for Children.⁵⁹ It is interesting to note however, that the Children's Hospital is recorded in the rate books as one of the owner's of the hotel from 1925/1926.⁶⁰

A fire plan survey of the site amended in the early 1970s shows that a three storey addition (toilet block) had been added to the rear of the bar section of *Globe Hotel*. The plan also indicates use of rooms. In this, the two front rooms and the rear room of the western section are bar areas. The entrance passage leads to a lounge section, which in turn connects to the dining room and kitchen area (the latter two spaces being the c. 1943 addition).⁶¹

In her history, Irene Sauman states that in the Late Twentieth Century period *Globe Hotel* began to provide cheap accommodation for single men. At some stage in the 1980s, a TAB also began to operate in one of the rooms at ground floor level.⁶²

⁵⁶ Fire & Accident Underwriters Association of Western Australia, Fire Detail Surveys of Perth and Fremantle, July 1924 to 1935, Perth Block B, BL 36/6/1-33.

⁵⁷ Site Inspection, 13/3/2003.

⁵⁸ Metropolitan Sewerage, City of Perth, MWSS&DD 1522, Sheet No. 19, January 1943, Cons. 4156, SRO; see also City of Perth Detail Fire Survey', compiled by Mahlstedt's, 1942 (last revised c. 1972), Sheet Perth 2B.

⁵⁹ Certificate of Title, Vol. 654, Fol. 163.

⁶⁰ City of Perth Rate Book, Central Ward, 1925/1926. The reason for this discrepancy is not known.

⁶¹ 'City of Perth Detail Fire Survey', compiled by Mahlstedt's, 1942 (last revised c. 1972), Sheet Perth 2B.

⁶² Sauman, op. cit., p. 16.

On 13 February 1995, the whole of Perth Building Lot V18 was transferred into the ownership of the company Patronus Pty Ltd. This company remains the owner of the place in 2003.⁶³

Patronus Pty Ltd leased *Globe Hotel* to Santos Ezcaray in 1995. Mr. Ezcaray subsequently carried out renovations to the place and converted it for use as backpackers accommodation. He went on to lease the buildings at 488 and 507 Wellington Street to provide additional rooms for accommodation on the upper floors.⁶⁴

Since the construction of the Narrows Bridge in 1959 that led to the opening of stages of the Kwinana and Mitchell Freeways and the completion of the Narrows Interchange in 1973, Perth's public transport system has been extended along the route, following the path of the growth of the freeways and the development of suburbs.⁶⁵ In June 2002, long held plans for a Mandurah railway link were finalised. With regard to the city section of the route, the State Government decided on an option that proposes the building of a railway tunnel underneath William Street linking to an underground station at the Esplanade and continuing along the Kwinana Freeway.⁶⁶ Two options for the construction of the tunnel are proposed. The first would mean as little as possible above ground disturbance and the later commercial redevelopment of the resumed land; and, the second proposes the demolition of the buildings in the area to allow excavation of the tunnel.

As part of the planning processes for this railway development, heritage assessments of the buildings located on the western portion of the block bounded by Wellington and Murray Streets and William Street have been commissioned.

In 2003, the building is known as *Globe Hotel & Backpackers*, with reception, public bar and kitchen facilities on the ground floor and accommodation and bathrooms on the upper two levels.⁶⁷

13.2 PHYSICAL EVIDENCE

Globe Hotel is a classically derived three-storey masonry building. The hotel reception and a public bar are at ground floor level and open on to Wellington Street. The hotel bedrooms are at first and second floor levels.

Globe Hotel is part of a group of five substantial Federation and Inter-War period buildings that face north across Wellington Street to the Horseshoe Bridge, forming part of the Perth Railway Station Precinct. The group consists of the three-storey Victorian Second Empire style Royal Hotel and the three-storey Federation Free Classical style Wellington buildings. The

⁶³ Certificate of Title, Vol. 2029, Fol. 690.

⁶⁴ Telephone Conversation with *Globe Backpackers & Hotel* lessee, Santos Ezcaray, 21 May & 26 June, 2002, cited in Sauman, op. cit., p. 16.

⁶⁵ Edmonds, L., *The Vital Link: A History of Main Roads Western Australia 1926 – 1996*, UWA Press, Nedlands, 1997, pp. 136 – 143, 213 – 219.

⁶⁶ *The Community Guardian Express*, 2-8/4/2002; *The Community Guardian Express*, 9-15/4/2002; *The Community Guardian Express*, 30/4-6/5/2002; *Voice News*, 15-22/6/2002.

⁶⁷ Perth Cityscope 2001Database, Map 8, Property 7.

buildings stand on either side of the intersection of Wellington and William Streets. The group extends eastwards to include the two-storey Federation Romanesque style commercial building at 507 Wellington Street and ends with the four-storey Federation Free Style commercial building at 493 Wellington Street

The intersection at the base of the Horseshoe Bridge is one of the main gateways to the city centre

Globe Hotel is sited on the south side of Wellington Street towards the centre of block between Wellington Street and Forrest Place. *Globe Hotel* is part of a continuous strip of buildings. The west side of the building abuts a narrow, two-storey, commercial building which was substantially altered in the 1950s and which now displays elements characteristic of the Post War International style. The building abutting the east side of *Globe Hotel* is the four-storey Federation Free Style commercial building at 493 Wellington Street.

Globe Hotel is the only building on the site apart from a small single room outbuilding that stands in the rear yard against the party wall of 499 Wellington Street. In Wellington Street *Globe Hotel* sits against the rear edge of the public footpath. The building has a three-storey front section and a single-storey rear wing. The front section abuts the neighbouring buildings. The rear wing is set in from the east, south and west side boundaries. A vehicular gate at the rear of the west boundary connects with the right of way that runs behind the buildings facing William Street and turns to enter William Street between Wellington Buildings and Maclaren Chambers. The area around the rear wing of the building is paved with concrete slabs.

At ground floor level the *Globe Hotel* is divided into two parts. The west part comprises the public bar that is housed within the three storey front part of the building. The east part contains the reception area and the corridor that runs internally along the east side of the building to the lounge area at the rear of three-storey section of the building. The rear area connects with the single-storey kitchen wing.

The ground floor level of the front façade has been substantially altered in appearance. The original door openings remain but they now house modern aluminium framed glazed double doors with glazed fanlights. The wall is now roughcast rendered.

A single-storey suspended canopy extends across the pavement. The canopy has a flat metal fascia and the soffit is lined with shallow ribbed metal sheeting.

The building originally had a two-storey, cast iron verandah and with this element in place it displayed many of the aesthetic characteristics of the Federation Filigree style. The five equally spaced openings at first floor level originally contained doors that opened onto the upper level of the verandah. With the removal of the verandah the sill level of these openings was raised using fibrous cement sheeting and faced studwork. The openings now contain aluminium framed double casements with glazed fanlights. The

treatment of the walls is consistent with the Federation Filigree style, in that the second floor, the floor above the verandah, is richly moulded whereas the first floor facade, which would have been under the verandah, is less rich in detailing. The enrichment of the façade at this level would have been provided by the ornate cast iron work of the verandah. The façade of the second floor is divided by bands of rustication and the outer edges are quoined. The windows are edged by moulded rendered architraves. The first floor has smooth finished render possibly with ashlar lining. The window openings are not architraved

An entablature runs the width of the building and supports a balustraded parapet. The parapet is divided into five bays by piers. The central bay is solid with a slightly higher stepped element that supports a flagpole.

The words *Globe Hotel* are fixed at the midpoint of the band that runs between the sill of the second floor windows and the slight projection that used to form the upper edge of the verandah roof.

The front block of the *Globe Hotel* has a 'U' shaped plan formed by the north and south wings of the building being connected by a corridor that runs the length of the east face of the building. Each wing contains rooms arranged on either side of a central corridor. There is a lightwell in the central open part of the block. This central open area also contains the staircase that serves all floors. At ground level the light well is roofed over. An alleyway runs along the west side of the building connecting the light well to the rear yard.

A bathroom wing projects from the centre of the rear face of the building. The projection has been extended at first and second floor levels. At these levels, the upper floors of the wing are supported on concrete beams and steel columns.

On each level, the rear doors of the building are located where the west wall of the bathroom wing abuts the rear facade of the front block. The doors open onto the dogleg steel fire escape staircase that stands against the west wall of the bathroom wing.

The rear façade is of red coloured face brickwork laid in a stretcher bond. The brickwork in the lightwell has been painted white.

The window openings in the rear façade of the main block and the light well have segmental arched heads and contain timber framed double hung sash windows. The window openings in the bathroom wing have a horizontal format and contain fixed glass louvres.

The front and rear wings of the main block have gabled roofs with brick gables on the party walls. The roof is of corrugated iron.

The single-storey wing abuts the rear façade of the main block slightly to the east of centre. The wing has a corrugated iron, hipped roof. The eaves are lined by asbestos cement sheeting. The walls are of stretcher bond face brickwork. The brickwork is painted blue.

The public bar is entered off Wellington Street and occupies about half the width of the ground floor of the main block of the building. The room has an

'L' shaped plan that is formed by the main space which extends from Wellington Street to the central light court and an ancillary space that opens off the east side of the south wall of the room.

A door at the west end of the south wall of the public bar connects to the alley way that leads to the rear yard. The bar runs along the east side of the main part of the room and extends a short distance into the ancillary space at the rear of the room. The public bar is a c1960-70s fit-out with vermiculite faced 'Stramit' suspended ceilings and surfaced mounted fluorescent light fittings. The timber floors are carpeted and the walls are plastered. The bar appears to have been part of the modernising works. It has a deep timber fascia to the counter top, a tiled front and a stainless steel foot rail and tray.

An entrance door opens off Wellington Street straight into the corridor running through the east side of the building. A reception area occupies the space at ground floor level, between the corridor and the public bar. The reception area is entered off Wellington Street and also connects with the corridor on the east side of the building.

The reception area is a modern fit-out with no original fixtures or fittings apart from the door on the east side of the room that leads to the corridor. The reception counter and a small office area occupy the width of the south end of the room. The room has vermiculite faced 'Stramit' suspended ceilings with surfaced mounted fluorescent light fittings. The walls are dry lined and the timber floor is carpeted.

The door opening between the reception area is original. The opening has a moulded architrave and contains a double door. Each leaf of the door has two panels with bolection mouldings. The upper panel is now glazed and the lower timber panel is raised and fielded.

The east corridor leads from Wellington Street past the staircase in the lightwell at the centre of the main block of the building, through to the lounge that forms the south east corner of the main block of the hotel. At the entrance, there is a small area of black and white floor tiling.

A corridor leads off the south wall of the lounge and links the main block to the single-storey kitchen wing situated in the rear yard.

The dogleg staircase that serves the upper floors sits within a faceted bay opening off the west side of the corridor. The staircase is timber and has ornately moulded balusters and newel posts. The faceted section of the bay contains the half landing. Two of the three facets contain timber framed double hung sash windows. The windows at the lowest level are glazed with coloured glass. The upper level windows are now clear glazed.

A small lift shaft is located against the south side of the staircase. The lift car is lined with veneered panelling displaying stylistic characteristics of the Art-Deco period.

The lounge appears to have been remodelled in the 1930s. The plastered walls are enriched by bands of rustication and the ceiling is of fibrous plaster. The central section of ceiling is about 300 mm higher than the areas of surrounding ceiling. The area of lower ceiling is decorated with

bands of fluted moulding and edged by a frieze of similar moulding. The window opening in the south wall contains a steel-framed window with horizontal glazing bars. An Art-Deco style face brick fireplace stands against the east wall of the room. The brickwork of the fireplace has been painted.

The external walls of the corridor connecting the main block to the rear wing are mainly of glass blocks. There is a set of steps within the corridor link.

The single-storey kitchen wing contains a dining/sitting area at the north end and the kitchen to the south. The sitting room has a fibrous plaster coffered ceiling formed by encasement of the beams. The ceiling is edged by a fluted plaster frieze. The kitchen has a vinyl covered floor and a plaster ceiling. To dado level, the walls are faced by a band of brick-format glazed wall tiles. There is a stove recess set in the east wall of the room. Stainless steel benching and sink units are arranged against the walls.

The upper floors are planned around a corridor that runs against the east wall of the building. The corridor connects the central stairwell to the corridors that feed the rooms distributed on both sides of the north and south wings of the main block of the building. The bathroom wing is at the rear of the building and is reached by a corridor that leads off the centre point of the corridor serving the rooms of the south wing. The rear door from each floor opens onto the external escape stair beside the bathroom wing.

The plans of the first and second floors are very similar, the only major difference being the arrangement of rooms along the north face of the building. At first floor level this area contains two large reception rooms that used to open onto the former verandah, whereas on the second floor this area contains a row of bedrooms.

A large opening containing the original timber folding doors connects the two large rooms on the north side of the first floor. The former external doorways have been partly blocked up to form windows. There is a fireplace in both the east and the west walls of the combined space. The fireplaces have ornate painted timber surrounds and contain cast-iron inserts.

The upper floors appear to be largely intact. The door openings are edged by moulded architraves and contain fanlights. The glass of the fanlights has been painted and the flush ply panel doors are replacements. The skirtings are about 250 mm high with moulded tops. The plaster ceiling is edged by a simple moulded ceiling cornice.

The basement extends below the ground floor reception area and the public bar. The basement is divided by the lower part of the wall that separates the reception area from the public bar. The basement is entered through a trap door in the floor of the bar area of the public bar. The original trap door for keg deliveries remains in place against the front wall of the public bar. The walls of the basement are of face brickwork and the ceiling is the unlined soffit of the timber structure of the floor above. The floor is concrete. The openings in the separating walls have segmentally arched heads.

The structure of *Globe Hotel* appears to be in good conditions. Items such as the roof of the single storey wing do however require replacement.

The interior of the building and the rear yard court have a worn appearance due in combination to the intense usage of the building, the generally low level of maintenance it receives.

13.3 COMPARATIVE INFORMATION⁶⁸

The construction of the Eastern Railway (the Fremantle to Guildford Railway) in 1881, together with economic prosperity associated with the Kimberley goldrushes on the 1880s, gave impetus to a surge in hotel construction in the central Perth area to provide meals and drinks to workers and accommodation to those visiting the capital city. Hotels were located mainly in the streets close to the new Perth Railway Station.

There are a number of existing hotels in Central Perth that date from the late nineteenth century and are therefore comparable to *Globe Hotel* (c. 1897). These include: *Grand Central Hotel* (c. 1900; refurbished 1930s); *Royal Hotel* (1882; 1894; 1906); *Railway Hotel (fmr)* (1847 to early 1900s); *Bohemia Hotel (fmr)* (c. 1879; now part of Raine Square complex); *City Hotel* (1898); *Palace Hotel (fmr)* (1896); and, *Melbourne Hotel* (c. 1897). Most of these places still retain their Federation style of architecture. In contrast, *Globe Hotel* has a simply detailed façade and is located within the street block rather than on a street corner.

In addition to *Globe Hotel*, the Heritage Council's database lists only 20 hotels built before 1890 in the Perth metropolitan area, many of which are no longer in use as hotels. Five of these are located within the City of Perth.

The Heritage Council's database lists Royal Hotel as the earliest extant hotel in the City of Perth, built approximately two years before *Globe Hotel*.

In the late nineteenth and early twentieth centuries, when rail transport was dominant, most settlements developed hotels in association with their railway stations. Functioning hotels still operate in conjunction with the railways in many country towns in Western Australia, although the reduction of rail transport has meant that many of these towns are no longer served by railways. Within the metropolitan area, hotels came to be oriented primarily towards roads rather than railways. Many hotels, such as the Redrock in Claremont (formerly the Continental) and the Junction in Midland, are now taverns only and do not provide accommodation. Within the metropolitan area, hotels continue to provide accommodation in association with the railway at Carlisle, Queens Park, Bayswater and Bassendean. The hotels at Queens Park (Coronation Hotel) and Bayswater are Federation period buildings; both Carlisle and Bassendean were opened in the 1930s.⁶⁹

13.4 KEY REFERENCES

No key references.

⁶⁸ All information from Kelsall Binet Architects & Bizzaca, K. in association with Sherriff, J., 'City of Perth Central Precinct', draft heritage assessment prepared for HCWA, June 2002.

⁶⁹ Ball, J., Kelsall, D. & Pidgeon, J., op. cit., Vol. 1.; Clare Schulz, telephone conversations with hotel staff, 12 May 2003.

13. 5 FURTHER RESEARCH

The exact date and nature of all changes to the building are not known.