



# 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.

### 11.1 AESTHETIC VALUE\*

*Carlton Hotel* is significant for displaying motifs such as the notched gables the loggia and exaggerated quoins, motifs with an Art Deco, Anglo-Dutch, Spanish Mission and/or Mediterranean influence often associated with Inter-War hotels. (Criterion 1.1)

*Carlton Hotel*, a two-storey structure displaying an eclectic and unique blend of Inter-War architectural styles is a striking part of the streetscape. (Criterion 1.3)

### 11.2. HISTORIC VALUE

*Carlton Hotel* is significant in that it reflects the building boom of the 1920s, in particular amongst the private sector, as a response to the influx of post-war immigration and capital from agricultural expansion. (Criterion 2.2)

*Carlton Hotel* is also of importance as the successor of the original 'Star and Garter' Hotel in Goderich Street, which was built in c.1887 and was one of the first hotels located in East Perth. (Criterion 2.2)

*Carlton Hotel* is significant for its close association with the prominent architectural firm, Eales and Cohen, who were responsible for the design of many other hotels and commercial buildings in the Perth metropolitan area. (Criterion 2.3)

*Carlton Hotel* is significant in that it was the first hotel, it is believed, constructed in Perth that had garages, thereby recognising changes in transport mode and subsequently the demand for car parking. (Criterion 2.4)

### 11.3. SCIENTIFIC VALUE

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\* 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. 4. SOCIAL VALUE**

*Carlton Hotel* is significant as the Art Deco style aesthetic characteristics of this Inter-War style building are valued by a section of the community. (Criterion 4.1)

*Carlton Hotel* is also valued by the local community, particularly its patrons, as it contributes to their sense of place. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1. RARITY**

*Carlton Hotel* is a two-storey structure featuring an eclectic and unique blend of Inter-War architectural styles, displaying motifs and influences from Art Deco, Anglo-Dutch, Spanish Mission and Mediterranean architectural styles. (Criterion 5.1)

### **12.2 REPRESENTATIVENESS**

*Carlton Hotel* is significant for displaying motifs such as the notched gables the loggia and the applied ladder strips at the corners all typical of Art Deco hotels. (Criterion 6.1)

*Carlton Hotel* is representative of hotels built in the Inter-War era, a period of increasing hotel construction. This was largely as a response to the *Liquor Licensing Act Amendment Act* of 1922, which demanded that new hotels be constructed of brick, stone, or concrete and encouraged the remodelling or rebuilding of older run-down hotels. (Criterion 6.2)

### **12.3 CONDITION**

The condition of the place is generally poor. The lessee, Mr Allan Morrison states that there are frequent leaks and that the place was in a dilapidated state when he recently took over. Improvements are being made but the building still displays evidence of neglect. Painting is needed throughout, floor coverings and furnishings are worn. The external appearance is sound although much work could be done by way of improvement.

### **12.4 INTEGRITY**

The original intention of the place is intact. The ground floor spaces are used very much as intended in the original design and the first floor accommodates house guests with renovations having not gone beyond the re-modelling of bathrooms. The current use is compatible.

The long term sustainability of the values seems assured as the hotel is undergoing renovations and appears to have a constant clientele.

The place is capable of being restored. The suspended ceilings to the ground floor could be removed to reveal the original fabric and the first floor is very little changed. The time frame for any work is not known.

The place has a moderate degree of integrity as it is largely in its original state although having had many additions, such as the lounge in the centre of the U plan and suspended ceilings, intervene into the fabric.

### **12.5 AUTHENTICITY**

*Carlton Hotel* has a moderate degree of authenticity as having much of the original fabric is intact, notwithstanding the intervention of much new

fabric such as suspended ceilings and the lounge built in the centre of the U Plan.

### 13. SUPPORTING EVIDENCE

The documentary Evidence has been compiled by Natasha Georgiou, Historian. The Physical Evidence has been compiled by John Pidgeon, Architect.

#### 13.1 DOCUMENTARY EVIDENCE

*Carlton Hotel* is a two-storey brick and tile hotel that was built for Westralian Hotels Ltd. in 1928.

As Perth entered a new century it moved away from being a small town to a fully-fledged city. This had begun in 1885 when gold was found in the Kimberleys, followed by Southern Cross in 1887, the Pilbara in 1888, the Murchison in 1890, Coolgardie in 1892, and Kalgoorlie in 1893. There was a subsequent large influx of miners, merchants, builders, architects, and other professionals seeking their fortune. They came mainly from eastern Australia, constituting the largest internal migration in Australian history.<sup>1</sup> Due to this boom, both in the population and economy, Perth became affluent and finally was linked both physically and psychologically to the eastern seaboard of Australia as opposed to just being an English outpost. A growth in wealth and in population also changed the political complexion of Western Australia. Responsible Government had been granted earlier on in 1890, and there was a vote for Federation in the referendum of 1900, with a large majority in Perth and the goldfields, which carried the day against the conservative agricultural districts.<sup>2</sup>

The physical nature of Perth also changed with the increase in wealth and population. This enabled growth in the real estate and building industries. Perth prior to the gold rushes consisted mainly of residences and low-lying shops and factories. However, by the end of the 19<sup>th</sup> century, the city had become transformed by elaborate, architecturally designed, multi-storey buildings that were surrounded by developing suburbs.<sup>3</sup> This era also saw the development of the State's hotel industry.

Hotels constructed during the period 1890 to 1911 reflected the growing prosperity and increased population afforded by the gold mining in the eastern goldfields, coal mining around Collie, timber milling in the south-west and agricultural pursuits.<sup>4</sup> The typical hotel of this era was often built on a corner block with the entrance to the public bar on the corner and the door to the hotel proper off one of the streets. A verandah, sometimes seven metres wide, with a balcony, extended along both streets. The more elaborate hotels added impressive towers and cupolas on the corner and the buildings were often decorated with cast-iron lace. It was the era of the 'grand hotels' and examples are found in the Palace Hotel,

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<sup>1</sup> Seddon, G. *A City and its Setting: Images of Perth*, Fremantle Arts Centre Press, 1986, p. 146.

<sup>2</sup> *ibid.*

<sup>3</sup> Stannage, C.T. *The People of Perth*, Perth City Council, 1979, p. 193-194; HCWA, Documentation of Places for Entry in the Register of Heritage Places, WA Club, Database No. 2110, p. 6.

<sup>4</sup> Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Banks 1829-1939, Southern Region, Western Australia', Vol. 1, prepared for the National Trust of Australia (WA), November 1997, p. 28.

Perth (1895), the Esplanade Hotel, Perth (1898), the Great Western Hotel (now *Brass Monkey*) in William Street, Perth (1895), and His Majesty's Hotel in Hay Street, Perth (1904).<sup>5</sup>

However, the boom years ended with the end of the goldrush era and by the interruption of World War One that saw the stagnation of the building and design in the hotel industry. The industry also saw the radical regulation and reduction known as 'Wowserism', during this period. The proliferation of hotels as a result of the goldrush led to a Royal Commission on Licensing in 1921-22, which saw the introduction of the *Licensing Act Amendment Act 1922*.<sup>6</sup> This Act instituted the Licences Reduction Board in 1923. The Board, which was one and the same as the State Licensing Court, had a formidable task. Within a few months, the Board de-licensed 39 of the most undesirable and unprofitable businesses in the congested goldfields district.<sup>7</sup> Because the new State Licensing Court replaced the local district licensing benches, the officers were free to act without local pressure and bias in deciding which businesses were to be closed down. Compensation was paid from a fund to which every hotelier contributed.<sup>8</sup>

The Board also concerned itself with the upgrading of hotels' facilities, which was a new power under Section 49a(1)(c) of the *Licensing Act Amendment Act 1922*, relating to the building fabric of hotels. This was interpreted to mean that all new buildings were to be of brick, stone, or concrete construction. As a result, many hotels that had become run-down through neglect were either renovated or rebuilt. Two-storey buildings were favoured by the State Licensing Court as the design helped ensure that the sleeping and sitting room accommodation was kept separate and quiet, away from the public bars. In addition to this, the entrance to the residential section was to be kept separate from the entrance to the bars. Hygiene was also improved and the installation of septic tanks was introduced into many hotels both in the country and the city.<sup>9</sup> In 1925, the number of licences throughout the state had been reduced from 1,009 to 970.<sup>10</sup> Therefore hotel owners were encouraged, on the eve of the Great Depression, to build new hotels to provide more accommodation for the travelling public.

In 1927, Westralian Hotels Limited decided to rebuild *Carlton Hotel* on its new location in Hay Street, so as to meet the strict standards of the Licensing Board. *Carlton Hotel*, which had previously been situated at 60-64 Goderich Street, between Bennett Street and Cemetery Road, on Town Lot E 28/9 was originally owned by the Stanley Co-operative Brewery Co. Ltd. The brewing company was originally established in the 1830s as Stoke's Albion Brewery, which was situated under Mt Eliza on the site of the old Emu Brewery. Sited over a natural spring the Albion Brewery became the Stanley Brewery Company in 1887. In 1905, the Company sold

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<sup>5</sup> de Mori, C. *"Time, Gentlemen": A history of the hotel industry in Western Australia*, WA Hotels Assoc., 1987, p. 131.

<sup>6</sup> Ball, J. op. cit., p. 32.

<sup>7</sup> de Mori, op. cit., p. 134.

<sup>8</sup> *ibid.*

<sup>9</sup> Ball, J. et al., op. cit., p. 41.

<sup>10</sup> de Mori, op. cit., p. 134.

the manufacturing side of the business to the Stanley Co-operative Brewery, while the Stanley Brewery Company Ltd. carried on as the owner of a certain freehold property in the metropolitan area. This led to confusion so that in 1908 the Stanley Brewery Company changed its name to the Emu Co-operative Brewery. In 1928, the Emu Brewery was taken over by the Swan Brewery Company.<sup>11</sup>

The Stanley Co-operative Brewery built the hotel c.1887 under the sign the 'Star and Garter', and it was one of the first hotels built in the suburb of East Perth.<sup>12</sup> For many years, in the horse-and-buggy age, the Hotel was a popular meeting place for members of the sporting fraternity on their way to, or returning from, the races at Gloucester Park.<sup>13</sup> Over the years the 'Star and Garter' was licensed by a number of individuals, including J.G. Walsh, W.F. Glover, Murphy and Robinson, Alice Benson, Thornton and Fly, H.W. Farrant, E.J. Williamson, W.H. Raleigh, J.W. Hurst, John Campbell, James Bennett, Mrs McDonald, William Davis, and Jonathon Green.<sup>14</sup> In 1911, the 'Star and Garter' changed its name to the 'Royal Mint Hotel', which in turn changed its name to the *Carlton Hotel* in 1918.<sup>15</sup> Over the decades, the Hotel had progressively become run-down. This had occurred to such a degree that the City of Perth ordered a work order to correct the defects at the Hotel or the renewal of the license would be opposed by the Council.<sup>16</sup>

The subject property of the new Hotel site was Perth Building Lots D18 to D20. The Lots were first granted to Anthony O'Grady Lefroy and Bartholomew Urban Vigors between August and October in 1850. Each Lot was bounded by Howick (now Hay Street) and Goderich streets.<sup>17</sup> Lefroy was the Private Secretary to Governor Fitzgerald and the Colonial Treasurer and Clerk of Council between 1856 and 1890.<sup>18</sup> Vigors was a prominent attorney and barrister in Perth, but died a premature death in 1854.<sup>19</sup> From 1900, the land was transferred to Lefroy's widow until she sold the vacant subdivided land in 1904.

Lots 4 and 5, on which *Carlton Hotel* stands, were transferred to John Oscar Peterson, a publican, and Lot 6 went to Louis Skipper, a Grocer.<sup>20</sup> Three years after Peterson's death in 1923, Lots 4 and 5 were transferred to the

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- 11 Pond, L. 'The Origins and History of the Swan Brewery Company', Maylands Teaching College, 1979, p. 5.
  - 12 City of Perth Rate Books, 1887-1925.
  - 13 Cunningham, F. 'Memories of Old East Perth', in Royal WA Historical Society's Journal, *Early Days*, Vol. 8, No. 6, p. 36.
  - 14 *Wises Post Office Directories*, 1897 – 1926.
  - 15 PRO, Western Australian Liquor Licensing Board Files, Register of Licences, AN 19/1, ACC 3319.
  - 16 City of Perth Building Application Files, PRO, ACC 3054; AN 20/5; Item No. 584; 1911.
  - 17 Enrolment Nos. 982, 958, 974.
  - 18 Erickson, R. (ed), *Bicentennial Dictionary of Western Australians*, Vol. 3, UWA Press, Nedlands, 1988, p. 1839.
  - 19 *ibid.*, Vol. 4, p. 3150.
  - 20 City of Perth Rate Books, 1880 – 1905; Certificates of Title, Vol. 343 Fol. 158; Vol. 315 Fol 48, Office of Titles, DOLA.

City Suburban Bill Posting Company.<sup>21</sup> In 1927, the vacant land on Lots 4 and 5 were sold to Westralian Hotels Limited.<sup>22</sup> This company had its origins in the aforementioned Stanley Co-operative Brewery Co. Ltd., but established itself as a separate corporate entity in 1926 trading as Westralian Hotels. It was to own and operate five hotels in the Perth City region, the 'Beaufort Hotel', 'Clarendon Hotel', 'George Hotel', and the 'Norwood Hotel'.<sup>23</sup>

On 26 August 1927, a building application was granted by Perth City Council for Westralian Hotels to build the new *Carlton Hotel* at 248 Hay Street. The licensee at the time was Francis Desmond Gee. The new two-storey rendered brick and tile hotel was designed in a horseshoe shape by prominent Perth architects, Eales and Cohen. The contractor was C. W. Arnott and the contract amount was £11,000.<sup>24</sup>

The hotel was completed in January 1928. The ground floor comprised a reception room, public bar, saloon bar, dining room, kitchen, interior and exterior toilets, staff quarters, four bedrooms, and an outside laundry. The first floor contained numerous bedrooms and a male and female bathroom. It is believed that *Carlton Hotel* was the first hotel constructed in Perth to have garages, instead of stables, located at the rear of the premises.<sup>25</sup> This feature provided an attraction for the increasing number of vehicle owners and recognised that dampness in magnetos was a problem for vehicles at the time.<sup>26</sup> The following statistics show just how rapidly the ownership of cars increased. In 1908, when the State Government agreed to allow the Councils to license private cars, 95 were licensed. By 1915, 1,400 licences were issued and the number of carts and carriages continued to drop.<sup>27</sup>

Since the establishment of *Carlton Hotel* in Hay Street it has had numerous licensees. In chronological order these licensees have included Day F. Inese, William Moran, Reginald Plumb, George Wise, William Power, Norman Windsor, Ernest Lennon, Clarence O'Connor, and Cornelius Gordon.<sup>28</sup> During 1937, under William Power's management, extensive alterations were carried out at a cost of £1,745. The architects were Ochiltree and Hargrave and the builder was J. T. Goodlet.<sup>29</sup>

The alterations included converting the rear showers and storeroom into ladies toilets and a spirits store. The reception room was converted into a

<sup>21</sup> City of Perth Rate Books, 1925/26; Certificate of Title, Vol. 343 Fol. 158, Office of Titles, DOLA.

<sup>22</sup> Certificate of Title, Vol. 343 Fol. 158, Office of Titles, DOLA.

<sup>23</sup> *The West Australian*, 23 March 1963, p. 22. After a comprehensive search of records at Battye Library, no further information could be found on the Westralian Hotels. One of the owners of Westralian Hotels has been contacted re location of archival material. To date, no response has been received.

<sup>24</sup> *Building and Construction Journal*, 1 September 1927, p. 8; 5 January 1928, p. 6.

<sup>25</sup> City of Perth Building Application Files, 828/37; MWSSD Plans, AN 34, ACC 4156, date unknown.

<sup>26</sup> Ball, J. et al., op. cit.

<sup>27</sup> Stannage, op. cit., p. 293.

<sup>28</sup> *Wises Post Office Directories*, 1930-1949, PRO, Western Australian Liquor Licensing Board Files, Register of Licences, AN 19/1, ACC 3319.

<sup>29</sup> *Building and Construction Journal*, 17 September 1937, p. 6.



new lounge and bar, and the original men's and women's toilets at the centre of the hotel were removed and converted into a new saloon bar. The old saloon bar was converted into a public bar, and a new hallway and entrance lobby was created.<sup>30</sup>

In 1956, further renovations were designed by the architect Howard Bonner to the upstairs bathrooms, which were remodelled.<sup>31</sup> Five years later, Howard Bonner designed further alterations to the hotel amounting to £2,435. The three clothes hoists in the courtyard were removed and the area was roofed following the line of the existing verandahs and converted into a beer garden.<sup>32</sup> This renovation reflected the new trend of outside hotel dining and entertaining that was occurring during the 1960s and 70s.

On 25 September 1963, Westralian Hotels Ltd. sold *Carlton Hotel* to the company Carlton Hotel Pty. Ltd., which was owned by Rod Evans.<sup>33</sup> A year later the new owners also purchased the adjacent Lot 6 and converted the area into a drive-in bottle shop.<sup>34</sup> At the same time they converted the beer garden into a lounge area, added a new staff change room, and altered the upstairs bathrooms.<sup>35</sup>

Two years later further extensive alterations were undertaken on the ground floor. The dining room was converted into a snack bar restaurant, the existing office into a cocktail bar and the front lounge hall was divided into two; and converted into a cocktail lounge, new front entrance, and a front office. The rear staff dining room and bedrooms were converted into a larger ladies toilet block, and the old ladies toilets and adjoining store room were converted into men's toilets.<sup>36</sup>

In 1967, alterations were carried out to the design of the public bar and the existing entrance lobby was converted into a bottle shop.<sup>37</sup> Two years later, further renovations were carried out with the conversion of the snack bar into a dining room, which was extended into the original kitchen. The rear hall, store, two bedrooms, and bathroom were converted into a new larger kitchen, cool room, and pantry.<sup>38</sup> In 1986, an enclosed pergola was added to the back of *Carlton Hotel*.<sup>39</sup>

In 1994, the ownership of *Carlton Hotel* and the adjoining bottle shop was transferred to Arabon Holdings Pty. Ltd.<sup>40</sup>

In February 1999, the place continues to function as a hotel and the owners are undertaking renovation work.

## 13.2 PHYSICAL EVIDENCE

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<sup>30</sup> City of Perth Building Application Files, 828/37, 10 September 1937.

<sup>31</sup> *ibid.*, 1602/56, 23 August 1956.

<sup>32</sup> *ibid.*, 1404/61, 24 October 1961.

<sup>33</sup> Certificate of Title, Vol. 1276 Fol. 344, Office of Titles, DOLA.

<sup>34</sup> Certificate of Title, Vol. 315 Fol. 48, Office of Titles, DOLA.

<sup>35</sup> City of Perth Building Application Files, 1290/63, 10 October 1963.

<sup>36</sup> *ibid.*, 1279/65, 3 November 1965.

<sup>37</sup> *ibid.*, 10/1177, 7 June 1967.

<sup>38</sup> *ibid.*, 1242/69, 24 July 1969.

<sup>39</sup> *ibid.*, 10/3166, 28 November 1986.

<sup>40</sup> Certificate of Title, Vol. 1871, Fol. 353, Office of Titles, DOLA.

*Carlton Hotel* is a two-storey structure constructed in the Inter-War period. While featuring some Art Deco influenced motifs, the place can better be described as 'Eclectic Inter-War', as it incorporates Anglo-Dutch, Spanish Mission and Mediterranean elements as well.

*Carlton Hotel* is situated on the northern alignment of Hay Street, East Perth with a single-storey bottle shop set back from the street alignment western side and separated from the main structure by a 3 metre wide laneway. The bottle shop sits behind a parapet wall sculptured in the Art Deco fashion. Behind, and to the south, is a rear yard with four brick walled and corrugated iron roofed garages on the north-west boundary. A toilet block is located to the south of the main building on the east side.

The plan of the hotel is U-shaped with the bottom of the U fronting Hay Street and the open end of the U facing the rear yard. A single-storey lounge has been added in the centre of the U, being attached to the eastern leg and leaving a narrow lane between the lounge and the western leg. Posts down the centre of the lounge support a timber framed verandah attached to the eastern wing over.

The facade, facing Hay Street, consists of three stylised Dutch gables, one at each end expressing the termination of the legs of the U plan (these are projected a short way forward of the general line of the facade) and one in the centre heralding the main entrance.

The projecting gable features located each end of the facade are decorated with stylised quoins in the form of embossed ladder stripes wrapping round the corners of the projection and embossed rendered motifs surrounding the window and door openings. At the western end of the elevation these consist of pairs of round arched label moulds with embossed architraves and projecting moulded sills containing ground floor and first floor windows. In the case of the east end, the pair of motifs are repeated at first floor level only. Below a masonry cantilevered hood standing on pilasters contain the entrance door and front window of the public bar.

The gable features are joined by a plain walled two-storey logia.

The gable features at each end of the Hay Street facade return as a parapet on the side elevations for a bay and are proud of the general line of the elevations by the width of the eaves overhangs which abut the projection. This projection is missed on the plan dated March 1974. The projecting parts have the embossed ladder motifs on each corner. The long painted face brick wall of the west elevation has double casement windows at ground and first floor levels running along its length. There are many plumbing pipes and vents fixed to the surface of the wall. The east elevation is similar. The northern elevation presents the ends of the two legs of the U plan with the lounge at ground floor level obscured by a pyramid pergola covered in shade cloth with the end of the verandah attached to the eastern leg appearing above and behind. The end of the western leg shows a hipped tile roof and has a glassed in verandah along its width. The end of the eastern wing is similarly hipped and is of painted face brick work. A chequer plate fire escape walkway and stairs serves both the escape doors at the end of the verandah and that at the end of the eastern leg passage.

The entrance from the logia under the central gable leads into a 8.0 x 4.5 metre hall with a timber staircase rising against the west, north and east walls in three flights with varnished ply and battened wall lining boxing in balustrades and enclosing a storage area underneath. In the south-east corner of the hall is a simple reception counter. The floor is carpeted and the ceiling is suspended acoustic tiles.

The hall is open on the west side to a 5.0 x 4.5 metre area in front of a cocktail bar serving area measuring 4.5 x 3.0 metres. As for the hall, the floor is carpeted and the ceiling is suspended acoustic tiles.

A similar area of lounge/dining runs from the street windows of the projecting gable feature back 13 metres past the cocktail serving area to a dining room. The area is 5.5 metres wide and has windows on the western wall some of which are covered with mirrors. The dining room is 9.0 x 4.5 metres and runs back to the kitchen. The floors are carpeted and the ceiling is sprayed vermiculite. To the east of the dining room are female toilets with passages each end leading to the centre of the U shaped plan. To the north of the dining room is the kitchen with store rooms running along its eastern side.

A door in the north-east corner of entrance hall leads to the lounge, measuring 18 x 7 metres, which largely infills the centre of the U plan. This is a later addition. Posts down the centre of this space support the verandah over. The east wall has openings into the bar serving areas within the east leg of the U. The ceiling is of shaped metal strips. To the north the lounge opens onto the pyramid pergola covered beer garden.

At the south-east corner of the building is the L-shaped public bar room measuring 25 x 25 and 23 metres. This has an entrance from the street under the masonry hood and from the logia. The room has been stripped of furniture and fittings except for the pine wood dado. The ceiling has boxed beams against which Art Deco cornices are fixed. Renovations are underway.

The saloon bar measuring 23 x 22 metres with the bar counter along the west wall. The ceilings have boxed beams with acoustic tiles between.

To the north is a further bar room with an L-shaped counter at the western wall. The ceilings have boxed beams and are lined with pressed metal sheeting and cornices. There is a fireplace and chimney breast projecting into the room at the northern wall.

Further to the north is a store on the eastern side and toilets on the western side.

Over the entrance hall is a similar space at first floor level. This opens onto the logia at the south side and has windows looking onto the rear verandah at the north side. A door height partition runs across the area to form an office which cuts the stair are off from access to the logia. Passages lead east and west from the stair landing to turn north down the centre of the east and west legs of the U shaped plan.

Small bedrooms lie on each side of the passages served by six panel Art Deco doors. Some of the rooms have been fitted out as communal toilets. The passage of the west leg terminates at the north end at the front door of

a managers suite consisting of four rooms including a bathroom and kitchen each side of the continuation of the passage which finally leads to a glassed-in verandah at the end of the building. The passage of the eastern leg of the U terminates at a door leading out onto the metal fire escape.

Nestling in the enclosure of the U, a 3 metre wide verandah runs along the north side of the stairwell and down the west side of the eastern leg. Obscure glazed French doors open from the bedrooms onto this verandah. The area is presently crammed with redundant furniture, mostly metal framed beds and various mattresses and other things.

The basic structural components of the building are original; however, they have in places been overlaid with modern fittings such as suspended ceilings.

### 13.3 COMPARATIVE INFORMATION

In architectural terms, after the gold rush boom years ended hotel construction was followed by building and design stagnation until the 1920s when the Art Deco style flowed into Western Australia with the introduction of the sophisticated 'cocktail' from America. *Carlton Hotel*, as a hotel built in the Inter-War period, is a product of this era, though it lacks the 'glitz' and glamour' traditionally associated with the Art Deco style.<sup>41</sup> However, most of the surviving hotels in the metropolitan area date back to the Federation period and frequently utilise elements of the Free Classical architectural style.

The following information briefly comments on typical Inter-War hotels incorporating Art Deco influenced motifs as well as Anglo-Dutch, Spanish Mission and Mediterranean elements. The following hotels are listed in the HCWA Database and the National Trust's Survey on Hotels.

The *Criterion Hotel* also in Hay Street was originally built in c. 1870 in a Victorian style but was rebuilt in brick and iron during 1936-37 by H.A. Doust to the design of Hobbs, Forbes and Partners. It was four-storeys, had three bars, dining room and kitchen accommodation and 74 bedrooms. The *Criterion Hotel* is identified in the Hotels Survey as being in the Inter-War Art Deco style.

Raffles Hotel, in Applecross, is a prominent example of Inter-War Art Deco/ Inter-War Functionalist architecture. The two-storey rendered brick and iron hotel was constructed in 1937. At ground floor level the interior contained a tropical lounge with cane furniture in shades of green and at the rear of the hotel the architect, W. G. Bennett, designed a German Bier Garden.

Oddfellows Hotel (now the Norfolk) in Fremantle was built in the Inter-War period and was constructed of rendered brickwork and an iron roof. However, in 1985, it was converted into a pseudo old English Pub by the demolition of the two-storey parapeted facade that faced both South Terrace and Norfolk Streets. The area was converted into a walled

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<sup>41</sup> de Mori, op. cit., p. 134.

courtyard. The Hotels Survey identifies the Oddfellows Hotel as being of the Inter-War Art Deco style.

Wembley Hotel is a two-storey brick and tile building that was built in 1932. It had 20 bedrooms, two bars, dining, kitchen, and a lounge. Like *Carlton Hotel*, the Wembley had a large garage to accommodate the increasing usage of cars. The Wembley Hotel is considered to be an Inter-War interpretation of the Federation Anglo-Dutch style.

The Mt. Hawthorn Hotel, built in 1932, had ten garages installed. The *Carlton Hotel*; however, was believed to be the first hotel in Perth to have garages as previously stables were provided for. This reflected the increase in car ownership during the period and hence was an attraction for car owners. The Mt. Hawthorn Hotel is in the Inter-War Mediterranean style.

The two-storey Cottesloe Hotel was originally built in 1905 in a Federation Filigree design, but was remodelled and extended in 1938. The Sawyers Valley Tavern was constructed in 1937, but is unusual in that it is a single-storey Art Deco style building. It was constructed of rendered brick and a tile roof to the design of W. G. Bennett. The Cottesloe Hotel incorporates elements of the Inter-War Art Deco and Inter-War Mediterranean styles.

Country hotels of similar architectural design include the two-storey Highway Hotel in Bunbury (date unknown), the single-storey Boyanup Brook Hotel (date unknown), and the two-storey Carnamah Hotel (1930).<sup>42</sup>

*Carlton Hotel* therefore is a typical example of the numerous hotels designed in the Inter-War period which incorporated Art Deco influenced motifs, as well as Anglo-Dutch, Spanish Mission or Mediterranean elements.

#### 13. 4 REFERENCES

Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Banks 1829-1939, Southern Region, Western Australia', prepared for the National Trust of Australia (WA), November 1997. No key references.

#### 13. 5 FURTHER RESEARCH

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