



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Removed Entry

The Minister for Heritage Directed that this Interim Entry in the State Register not be made permanent on 30 May 2011. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 7 June 2011.

1. **DATA BASE No.** 2321
2. **NAME** *Rockingham Hotel* (1898, 1920s, 1936, 1946, 1952, 1957, 1967, 1980s, 1994)
OTHER NAMES Port Hotel
3. **LOCATION** 26 Kent Street, Rockingham
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
That portion of Lot 99 on Diagram 88032 shown labelled "H" on Deposited Plan 61221 and being part of the land contained in Certificate of Title Volume 2029 Folio 634 and as defined in Heritage Council of Western Australia Survey Drawing No. 17865 prepared by McMullen Nolan Surveyors.
5. **LOCAL GOVERNMENT AREA** City of Rockingham
6. **OWNER** Mirco Bros. Pty Ltd
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: Interim Entry 23/05/2008
 - National Trust Classification: -----
 - Town Planning Scheme: -----
 - Municipal Inventory: Adopted 22/12/1998
 - Register of the National Estate: -----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**
Rockingham Hotel, comprising a two-storey limestone, brick, tile and iron hotel, limestone walls of the former beer garden, and mature Norfolk Island Pines, has cultural heritage significance for the following reasons:

the place is the last remnant of a once extensive seaside resort, and has been an important location for social gathering, entertainment and holidays since the 1890s, particularly for farming and working-class families, and contributes to the local and wider community's sense of place;

the place is important for its association with settler families of the district including Bell, Hymus and Grigg;

the place has landmark value, due to its prominence on the Rockingham foreshore;

the place has been partially constructed in honeycomb (vuggy) limestone from the 'karst' landscape endemic to the East Rockingham area which is a rare building material;

alterations to the Hotel demonstrate the changing nature and requirements of hotels from the 1890s to present day, facilitating a decline in the provision of accommodation and an increase in tavern trade; and,

the place is representative of the type of buildings and facilities considered appropriate for a seaside hotel complex in the 1930s.

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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.7.1 Shipping to and from Australian ports
- 3.11.5 Retailing foods and beverages
- 3.13.2 Using Australian materials in construction
- 3.21 Accommodating travellers/catering for tourists
- 8.3 Going on holiday
- 8.4 Eating and drinking

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 111 Depression and boom
- 201 River and sea transport
- 304 Timber Industry
- 311 Hospitality industry and tourism
- 405 Sport, recreation and entertainment
- 506 Tourism
- 602 Early settlers

11.1 AESTHETIC VALUE*

Rockingham Hotel, formerly an example of a Federation Filigree hotel modified and extended in the Federation Arts and Crafts and Inter-War Functionalist styles, exhibits decorative features primarily of these latter two styles. (Criterion 1.1)

Rockingham Hotel has landmark value, as its domestic scale is distinctive compared to other buildings on the Rockingham foreshore. (Criterion 1.3)

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

The fabric of *Rockingham Hotel*, the former beer garden, and Norfolk Island pines are important in illustrating the human occupation of the locality since the 1890s. (Criterion 2.1)

The evolution of *Rockingham Hotel* reflects the history and phases of development of the region and state as the original hotel established to cater for the Port, survived in times of economic hardship and expanded to cater for tourist traffic of the 1920s, and again in the late 1930s, 1950s and 1960s. (Criterion 2.2)

Rockingham Hotel provided extensive facilities for seaside holidays that were accessible and affordable to many Western Australians, including farming and working class families, from the early 1900s to the 1970s, while its location outside the twenty-mile limit made it a popular destination for Sunday bar trading. (Criterion 2.2)

Rockingham Hotel is important for its association with settlers of the district including Bell and Hymus, and with the Grigg family who developed the site from 1925 to 1956 to take advantage of the tourist market and Sunday bar trading. (Criterion 2.3)

Rockingham Hotel is associated with the firm of William Bennett & Associates Architects, who designed the modifications and extensions to the building from the 1930s to the 1950s. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Rockingham Hotel has been an important location for social gatherings, entertainment and holiday facilities since the 1890s, particularly for farming and working class families, and as such contributes to the local and wider community's sense of place. (Criteria 4.1 & 4.2)

The Norfolk Island pine trees are highly valued by the community for their contribution to a beachside aesthetic. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Rockingham Hotel is the last remnant of a once extensive seaside resort (Criteria 5.1)

Rockingham Hotel has been partially constructed in honeycomb (vuggy) limestone from the 'karst' landscape endemic to the East Rockingham area which is a rare building material. (Criteria 5.1)

12. 2 REPRESENTATIVENESS

Rockingham Hotel is representative of the type of building and facilities that were considered appropriate for a seaside hotel complex. (Criterion 6.1)

The alterations made to *Rockingham Hotel* demonstrate the changing requirements of a hotel from the 1890s to the present day, to facilitate a

decline in the provision of accommodation and an increase in tavern trade. (Criterion 6.2)

The Norfolk Island pines are representative of the type of trees planted in landscape themes associated with seaside locations. (Criterion 6.2)

12.3 CONDITION

Rockingham Hotel is in fair to poor condition due to its age, the continued overlaying of building fabric, remodelling and poor maintenance regimes.

The former beer garden is in a reasonable condition, although its setting has been compromised due to changes to the surrounding environs.

The Norfolk Island pines appear to be in a reasonable condition for their age.

12.4 INTEGRITY

Rockingham Hotel currently has a moderate degree of integrity as it has maintained some of its original hotel functions, and those that are no longer maintained are still highly visible. To sustain its functions in the future it will require some modifications.

The former beer garden has a moderate degree of integrity due to its reasonable condition and simplicity of structure.

The Norfolk Island pine trees would need to be assessed by a qualified and experienced arboriculturalist or tree surgeon to measure their long term viability.

12.5 AUTHENTICITY

Very little fabric of *Rockingham Hotel* is in its original state due to the regular need for change. The interwar period lounge has a moderate degree of authenticity.

The former beer garden has a moderate degree of authenticity due to changes in its layout however the same stone appears to have been re-used in different configurations.

The Norfolk Island pines are typical of their planting period and have a high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Helen Burgess, Historian and Alice Steedman, Architect, in April 2007, with amendments and/or additions by Office of Heritage staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Rockingham Hotel comprises the Rockingham Hotel, Rockingham Hotel Trees, and Rockingham Hotel Walls. *Rockingham Hotel* (formerly Port Hotel), is a limestone, brick and iron building, with two-storey and single-storey sections constructed in 1898 on the site of the original 1886 timber Port Hotel building (now demolished). It was extended in 1923-24,

remodelled in the late 1930s in the Inter-War Functionalist style, altered and extended in 1957 and modified to a lesser degree at other times.

With the establishment of timber milling in Jarrahdale in the 1870s, a jetty was constructed in Mangles Bay at Rockingham in 1872 to export timber transported to Rockingham from Jarrahdale via a tramway completed in 1873. The establishment of the jetty led to the development and growth of public and commercial facilities in the Rockingham township, which was at that time located on Mangles Bay, through the 1880s and 1890s to support its role as a port town.

In 1875, Daniel Hymus acquired Rockingham Town Lot 12, the future location of *Rockingham Hotel*. Daniel Hymus was married to Fanny Bell, and both families were amongst the first settlers of the East Rockingham area. The original Port Hotel is believed to have been built on Lot 12 by Fanny's brother, James Bell Jnr, in 1886.¹ A Deed of Memorial, dated 1890, records that Daniel Hymus mortgaged Lot 12 to his brother-in-law James for £400, the amount indicating that the lot contained a building by this date, although this is not noted on the deed.

Although James built the hotel, Daniel, Fanny and James all remained associated with it in its early years. When first built, it was 'a single storied wooden building, facing the sea, built on the steep slope of a sand dune with a long flight of steps leading to the bar'.² James was also the first known licensee of the hotel. As of 1895, Daniel and Fanny owned the hotel outright.³

By 1898, with obvious confidence in the future of Rockingham, Daniel and Fanny Hymus had added a new two-storey stone section, with a timber verandah, to the front of the original timber hotel:

It now faced Kent Street with, on the ground floor, a public bar, a private bar, a kitchen, a dining room and an office and upstairs, several bedrooms and living quarters for the family.⁴

Historic photographs show a double-storey limestone building with a two-storey bull-nose verandah to Kent Street.⁵ This building, with modifications, continues to front Kent Street in 2007. It contains the original Saloon Bar, which retains 'the distinct atmosphere of a ship's saloon with wide-planked caulked timber flooring and timber panelling'.⁶

By 1902, four of the six mills at Jarrahdale had closed. With the Rockingham Port losing favour with the timber industry, which preferred Fremantle and Bunbury, development in Rockingham started to decline. In addition, in 1902,

¹ Taggart, Nora, *Rockingham Looks Back: A History of the Rockingham District 1829-1982*, Rockingham District Historical Society, 1984, p. 97. As the name suggests, James Bell Jnr's father was also James and who was the builder of the East Rockingham School and Hall in the 1860s. *Bell Cottage, East Rockingham* (1868) is on the State Register of Heritage Places.

² Taggart, *Rockingham Looks Back*, p. 97.

³ Deed of Memorial, Book 12, No. 222, 28 September 1890; Deed of Memorial, Book 19 No. 218, 8 September 1895; & *Wise's Post Office Directory*, 1893-1920, in Hocking, Ian, & Sauman, Irene, 'Rockingham Hotel Heritage and Townscape Assessment', October 2006, p. 6.

⁴ Taggart, *Rockingham Looks Back*, p. 101; Rockingham District Historical Society photograph 93/80B.

⁵ 'Rockingham Hotel 1921', Rockingham District Historical Society photograph 93/80B.

⁶ Hocking & Sauman, 'Rockingham Hotel', p. 7.

the size of ships able to use Rockingham Port changed with the Chief Harbour Master at Fremantle issuing orders that vessels of a certain draught were no longer allowed to use the Challenger Passage to access the jetty at Rockingham. This severely, and permanently, limited the potential of Rockingham Port.⁷ However, early 20th century holidaymakers often arrived by boat rather than by means of bush tracks.⁸

In 1918, Daniel Hymus, now 82 years old and a widower of five years, leased the Rockingham Hotel to Mr L.D. Hicks, who operated the premises as the Peron Hotel (after Point Peron). When Hymus died two years later, the affairs of the hotel were managed by his son Leslie Hymus.⁹

In 1922, the Rockingham Hotel was bought by Reginald Harrison, who was the then owner of the Criterion Hotel in Perth. In 1923, Harrison purchased Lots 11, 13 and 14.¹⁰

Struggling since the port closure, by the 1920s the economic climate of Rockingham was to start looking up, mainly driven by the growing use of motorcars. With the car, Rockingham became more accessible. It was close enough for people who lived in the city to visit, either for holidays, weekends or day trips, but far enough away from the metropolitan area that it qualified for Sunday drinking sessions, which were not permitted in the city. The other main reason related to the hotel itself:

[By] falling into the hands of two men of considerable business acumen, [the hotel] became the centre of the development of Rockingham as a fashionable, high class seaside resort, famous for its beaches, bathing fishing and drinking.¹¹

The two men referred to were likely Harrison and subsequent owner, George Grigg. Harrison optimised Rockingham's attractiveness as a seaside playground for holidaymakers and set about an extensive building program around *Rockingham Hotel*, to give the place the feel of a resort. He built a set of small timber cottages along the Marine Terrace (now Rockingham Road) end of Lot 13, which were booked out annually. He also built an amusement arcade on Lot 14 just west of the hotel building, which was a two-storey structure overlooking the hotel's three tennis courts and the bowling green. This building was also referred to as the Lounge/Dance Hall, Sports Room, Pavilion and later, the 'Jazz Hall'. Other holiday cottages, this time of stone, were built by Harrison next to the Lounge/Dance Hall. Also close to the Lounge, on Lot 13, was the staff accommodation, a long timber building that became known as 'The Lodge' but which, during peak tourism season, was used as overflow accommodation. Harrison also commenced improvements to the hotel gardens.¹²

In 1925, Harrison sold *Rockingham Hotel* to a friend, George Grigg, who relocated to Rockingham, and was later followed by his family. His wife, Florence, did not approve of living at the hotel with her children, so George built a timber house in the hotel grounds. This was to become known as

7 Taggart, *Rockingham Looks Back*, pp. 101-02.

8 Stenning, Doris L. (nee Grigg) cited in Hocking & Sauman, 'Rockingham Hotel', p. 7.

9 Taggart, *Rockingham Looks Back*, p. 111; Hocking & Sauman, 'Rockingham Hotel', p. 7.

10 *Certificates of Title*: Vol. 818, Fol. 115; Vol. 824 Fol. 35; Vol. 825, Fol. 42.

11 Taggart, *Rockingham Looks Back*, p.186.

12 Taggart, *Rockingham Looks Back*, pp. 186-87.

Grigg's House, then later the White House. Grigg also built an iceworks on the corner of Flinders Lane and Kent Street to service the hotel. Grigg and his son, Reg, removed the bowling green, replacing it with an attractive garden area with a pond and aviaries.¹³

By the late 1920s, the *Rockingham Hotel* had undergone substantial alterations and additions, giving it the appearance of a Federation Arts and Crafts style building. Harrison had built an extension to the front northern end to provide a small upstairs lounge, entered through a new porch, as well as an extension to the bar on the ground floor. Grigg then added to the southern frontage to increase both the bar and bedroom accommodation. The front verandah to Kent Street was also rebuilt. Historic photographs show this to be a two-storey verandah with a central gable, and a two-storey return along the northern side of the building.¹⁴ Rockingham's first petrol pump was also erected on the Kent Street frontage of the site in the late 1920s, next to the hotel.¹⁵

The alterations and extensions to the *Rockingham Hotel Site* were a response to the increasingly popularity of the area as a holiday and tourist destination. While trade at *Rockingham Hotel* was slow during the week, on weekends the place was very busy. During the summer season, the holiday accommodation was booked out. On weekdays, women and children would stay, with fathers joining them on the weekend. February was the time when farming families came, particularly from the Wheatbelt. The latter part of summer was popular for company picnics. Large parties, of 100 or so people, would come by boat to stay for the day. Men would play cricket on the recreation ground across Kent Street, while the women and children enjoyed the facilities at *Rockingham Hotel* and the beach opposite.¹⁶

In 1928, Reg Grigg purchased Lot 15 on the corner of Flinders Lane and Marine Terrace.¹⁷ As the economy recovered from the Depression, Grigg commenced his plans for a new building, later known as the Trocadero Building. It was Grigg's intention that this would become a new hotel, but, somewhat extraordinarily, the chosen site 'was a few yards inside the restricted area for hotel licensing, thus preventing him from applying for a country hotel licence'.¹⁸ This meant that he would not be able to trade on Sundays, which would have been a major blow, not only to his income, but also to the venue's popularity with tourists and visitors. Grigg also encountered problems transferring the licence from the existing *Rockingham*

13 Taggart, *Rockingham Looks Back*, p. 189; site plan and information provided by Mervyn Bell Regher, 2007. Grigg was also to join the Rockingham Road Board, at one time serving as chairman.

14 Rockingham District Historical Society photograph 146/79 (dated after 1925).

15 Taggart, *Rockingham Looks Back*, p. 190; Rockingham District Historical Society photographs 483/87A, 146/79, (c1925), 146/79B, 178/88 239/79.

16 Stenning, Doris L. (nee Grigg) cited in Hocking & Sauman, 'Rockingham Hotel', p. 9.

17 *Certificate of Title*, Vol. 993, Fol. 68. The Griggs also acquired Lots 9, 10 and 11 that were mostly used to build more cottages on. A picture theatre and dance hall was situated on Lot 11.

18 Draper, Richard, *Rockingham – The Visions Unfold: The History of the Rockingham District to 1997*, City of Rockingham, 1997, p. 143.

Hotel to the proposed new one, so the project was downgraded and at first not built to its full extent.¹⁹

Reg Grigg's brick and limestone Trocadero Building, completed by 1936, was a two-storey structure with a truncated corner that addressed the junction of Flinders Land and what was then Marine Terrace. It was built under the supervision of A. Nelson, by a group of Italian, English and European builders, including Otto Regehr and Charlie Burton who ended up staying in Rockingham.²⁰

The hostel was built of bricks and local limestone. Known as honeycomb limestone the material was dug from the low-lying areas adjacent to the early settlers' homes at East Rockingham... This stone, so named because of its pock marked appearance is very rare and only found at a few places worldwide... The limestone was delivered by truckload to the Hostel site at a cost of four shillings and sixpence... per cubic yard.²¹

Around the same time the Trocadero Building was constructed, the hotel gardens were again enlarged and improved.

With the new building not able to become a hotel, it took the dual role of accommodation annex for the *Rockingham Hotel* (and was therefore sometimes referred to as the Rockingham Hostel) and commercial property.²² The south-east corner of the first floor verandah was connected by a walkway to the Residents Lounge, now called the 'Jazz Hall'.²³ During the 1930s and into the 1940s, dances were held at the Jazz Hall 'two or three nights a week', and were especially enjoyed by younger holidaymakers and permanent residents.²⁴

With the original plans to have a new hotel building thwarted by licensing issues, the Griggs then set about modernising and renovating *Rockingham Hotel* in the Inter-War Functionalist style:

The 1920s Arts and Craft style extension was remodelled... in the manner that the Raffles Hotel, at Canning Bridge, was converted from a Federation period style... in the late thirties, by the same architect, W.G. Bennett.²⁵

The extensions at this time took *Rockingham Hotel* over the Lot 12 boundary and into Lot 13. As part of the mid-1930s renovations to *Rockingham Hotel*, Grigg's House was also renovated in the same Inter-War Functionalist style

19 Taggart, *Rockingham Looks Back*, p. 191. Physical evidence concurs with this information, in that the most eastern portion of the wings of the hostel building have double-hung sash windows and the windows towards the front of the building were awning style.

20 Taggart, *Rockingham Looks Back*, p. 191. Taggart comments that the group of builders became locally known as the 'League of Nations'.

21 Regehr, Mervyn Bell, 'The Hostel & The Trocadero', in *The Rockingham Historian*, August 2002, p. 5.

22 Taggart, *Rockingham Looks Back*, p. 191.

23 Regehr, 'The Hostel & The Trocadero', p. 5.

24 Taggart, *Rockingham Looks Back*, p. 186.

25 Hocking & Sauman, 'Rockingham Hotel', p. 11. Although no tender notices or other records were located for this work, Hocking and Sauman are probably correct in attributing this work to Bennett, given his later involvement in the alterations and additions to the hotel. See also Rockingham District Historical Society photographs 333/88A.

and became known as the White House.²⁶ The White House also now straddled Lots 13 and 14.²⁷

During World War II, with Reg away in active service, George Grigg retained ownership of *Rockingham Hotel*, although he did not manage it. The various licensees during this period included J. W. Fitzpatrick, A. A. Mortimer, Miss Burns, Harry Delavale, and L. A. Brewer.²⁸ When Reg returned from the war in 1945, George Grigg handed over control of *Rockingham Hotel* to him.²⁹

By 1944, an open-air picture theatre and picture garden had been added to the site, facing Kent Street between the tennis courts and the pond garden.³⁰ The picture garden was the initiative of Harry Delavale who was the licensee for the hotel until 1946. Delavale's daughter, Kath, helped with the running of the hotel and Delavale's wife and son, Mervyn, ran the operations of the Trocadero Building.³¹ The picture garden site is now occupied by Zelda's Nightclub.

In 1946, plans for a new toilet block near to the White House and Lodge were prepared to a design by William Bennett & Associates Architects.³²

By 1949, although possibly as early as 1944, Jack and Kay Cosier had set up a café in the ground floor of the north-west side of the Trocadero Building, naming this the Trocadero Café after Grey's ballroom.³³ With a café next door, 'people at the dances could slip in between dances for drinks or ice-cream'.³⁴ The Cosiers also lived in the building in accommodation provided at the back (northern wing) of the café. A 1952 photograph of the Trocadero Building shows the café, with the rooftop belvedere still extant.³⁵

Throughout the late 1940s and 1950s, the local newspaper, the *Coastal District Star*, covered the many balls, dances and other events held at the Trocadero Ballroom. The ballroom was utilised regularly by the Rockingham bowling, golf and swimming clubs for dinner/dances, as well as clubs from other localities, such as the Safety Bay Yacht Club. The Coronation Ball presented by the Rockingham District Bowling Club in June 1953 was a major event held at the ballroom.³⁶

26 Rockingham District Historical Society photograph 333/88B

27 City of Rockingham Building Plans files, 1980 site plan.

28 *Wises Post Office Directory*; & *WA Telephone Directory*, 1940-47; Draper, *Rockingham – The Visions Unfold*, p. 212

29 Draper, *Rockingham – The Visions Unfold*, p. 212. This would concur with Reg Grigg's name being listed for the first time as the Rockingham Hotel proprietor in both the 1947 editions of *Wise's Post Office Directory* and the *WA Telephone Directory*.

30 Public Health Department, Buildings Register, Cons. 5093 [microfilm held at State Records Office]; site plan drawn by Mervyn Bell Regehr, 2007.

31 Draper, *Rockingham – The Visions Unfold*, p. 212.

32 City of Rockingham Building Files.

33 The *Trocadero Café* first appears in the *WA Telephone Directory* in 1950. As search through *Wises Post Office Directory* from 1940 to its last issue in 1949 revealed no listing for the café.

34 Regehr, 'The Hostel & The Trocadero', p. 6.

35 J. S. Battye Library Pictorial Collection, 240601PD, 1952. A Trocadero Café also existed in Burt Street, Boulder from the 1940s.

36 *Coastal District Star* 1953-1954; Items 2004/91A, 2004/91D and 2004/91E held by Rockingham District Historical Society ephemera collection; Information from RDHS members Frank Churcher, Kelvin Smith, Mervyn Regehr, Wendy Durant, 30/4/07. Names used by invitations and in the

In December 1952, the new, revamped beer gardens were opened at *Rockingham Hotel*.³⁷

In 1953, the Valray Café was established by Reg Grigg at the Rockingham beachfront near the jetty. Along with the Trocadero, this also became a venue for dances and cabaret nights, reinforcing Rockingham's popularity as a seaside holiday venue.³⁸ By this time, *Rockingham Hotel* along with the Trocadero Building (and the Valray Café) had become the focus and hub of much of the social and cultural activity in Rockingham.³⁹

George Grigg died in 1953, although *Rockingham Hotel* was to stay in the family until 1956. In 1956, ownership of *Rockingham Hotel* transferred to Frederick Carter and Francis (Frank) and Ivy Maddigan, with Frank Maddigan taking on the role of licensee.⁴⁰

In 1957, William Bennett & Associates Architects prepared plans for various alterations and additions to *Rockingham Hotel*. Extensions were made to the 1920s lounge and dining room areas at the back, and walls were removed in the front (Kent Street) section to accommodate a new bar and toilet.⁴¹

In 1967, *Rockingham Hotel* verandahs to Kent Street and the north elevation were removed.⁴²

In 1972, Frank Maddigan died and, in the following year, Dino Guerinoni leased the place as licensee. In 1988, Mirco Bros Pty Ltd and Palermo Nominees Pty Ltd bought *Rockingham Hotel*, with Vince Palermo as the licensee. After taking ownership of the site, Mirco Bros and Palermo undertook works, including enlarging the dining room and adding a restaurant with alfresco area at the rear.⁴³ A 1980 site plan shows that the Lodge, the Jazz Hall, toilet block, tennis courts, picture gardens, petrol pump and holiday cottages had all been demolished or removed by this time.⁴⁴ In the 1990s, the beer garden was built over to accommodate the current Liquid Niteclub. The construction of the nightclub entailed partial removal of the limestone walls that had surrounded the beer garden. The second storey of the Trocadero Building became backpackers' accommodation, with the ground floor remaining an area for shops and some permanent residents. In 1994, the White House was demolished.⁴⁵

newspaper include the Trocadero, Trocadero Ballroom, Trocadero Dance Hall and Trocadero Rockingham.

37 *Coastal District Star*, 4 December 1952, p. 1.

38 *Coastal District Star*, advertisements appearing from 1953.

39 Draper, *Rockingham – The Visions Unfold*, p. 143.

40 *Certificates of Title*: Vol. 818, Fol. 115; Vol. 824 Fol. 35; Vol. 825, Fol. 42.

41 'Proposed Alterations to the Rockingham Hotel' plans by W.G. Bennett & Associates, September 1957, City of Rockingham Building Plans Files.

42 City of Rockingham, Building Plans Files.

43 Hocking & Sauman, 'Rockingham Hotel', p. 13.

44 City of Rockingham, Building Plans Files.

45 Hocking & Sauman, 'Rockingham Hotel', p. 13.

In 1993, the owners applied for a demolition licence for the Trocadero Building, which was approved on condition that a heritage assessment was undertaken.⁴⁶ The demolition never occurred.

In 2002, an article on the history of the Trocadero Building was published in the *Rockingham Historian*, the journal of the Rockingham District Historical Society.⁴⁷

In 2006, the owners reapplied for a demolition licence for the Trocadero Building, which was approved by the City of Rockingham in February 2007. Concerned for the Trocadero Building, the Rockingham District Historical Society lobbied the City of Rockingham, the Heritage Council of Western Australia and the Minister for Heritage to conserve the building in view of its cultural significance.⁴⁸ In March 2009, the Trocadero Building was demolished.

In 2011, *Rockingham Hotel* is still in operation.

13.2 PHYSICAL EVIDENCE

Rockingham Hotel is a limestone, brick, tile and iron building, with two-storey and single-storey sections constructed in 1898. The building is a Federation Filigree hotel modified and extended in the Federation Arts and Crafts and Inter-War Functionalist styles, and exhibiting decorative features of all three styles. The site includes the walls to the former beer garden and the Norfolk Island Pine Trees (*Araucaria heterophylla*) located in the former beer garden and in the car park to the west of the Hotel.

Rockingham Hotel's exterior exhibits at least five stages of construction. The first, located at the north-east, is a two-storey rendered masonry structure with a half-gabled corrugated iron roof at a moderate to high pitch. The second stage is a small addition to the southern end of the first. It is also two-storey rendered masonry, has a hipped roof, and, for reasons not apparent, has a higher first floor level and therefore a higher eaves level than the earlier portion. All original windows and external doors in both stages have been replaced with aluminium frames. The sprayed concrete render is not original. Two cantilever concrete balconies project from upper floor doors on the first section. The eaves have been modified in a modern style. The detail of a roughcast panelled half-gable is visible on the northern elevation. A service alley is located at the rear of the public bar. The building is in a fair to poor state of repair.

These two portions of the building contain a public, bar, games room, saloon bar, toilets, lobby, and offices on the ground floor and, offices, accommodation and rear verandah on the upper floor.

The public bar has a suspended acoustic tile ceiling, and carpeted floor. Internal walls have been removed and an open island-style bar projects into the room to enable service on both sides. Toilets have been added in the south-western corner of the room. A fireplace has been bricked up at the northern end. Access to the cellar is via a trap door in the bar area. The

⁴⁶ City of Rockingham, Planning Department File for *Rockingham Hotel*. Heritage Assessment prepared by architect, Ron Bodycoat.

⁴⁷ Regehr, pp. 5-7.

⁴⁸ Heritage Council Files for P2321 Port Hotel (fmr) and P3258 Trocadero Dance Hall (fmr).

cellar has rough clay brick walls near the hatch and calcium silicate bricks to the southern end. It has separate cool rooms to the western side of the space.

The games room has a vinyl tiled floor, painted plastered walls, and an interwar period plaster ceiling. A fireplace has been bricked up at the northern end.

The saloon bar has reeded timber veneer wall cladding to dado height providing a shelf around the room. The bar front is tiled with small brown ceramic tiles and a staff area to the western end of the bar is screened with curved timber veneer panelling. The suspended ceiling has decorative plaster panels and there are signs of moisture ingress around a central column. The floors are wide timber floorboards with caulking.

The lobby, which leads from the north (former beer garden) towards the saloon bar is similarly detailed however it has terrazzo concrete flooring.

A passage way directly to the north of the saloon bar also exhibits wide floor boards and an electrical cupboard at the western end has evidence of earlier reeded plaster walls and an earlier four-panel door. A well worn door sill is evident in the doorway leading from the passageway to the games room.

The offices are located at the north-eastern corner of the building. The corner room contains a substantial fireplace and the timber stair leading to the upper floor. The fireplace is rock-faced stone which has been painted and has a simply detailed timber mantle with mirror. The stairs are also simply detailed with acorn style newel posts and square balusters. The first floor office and rooms have no original detailing and appear to have been renovated in the 1960s. The rear verandah is wide and is in a fair to poor condition. Early verandah posts are evident. In general the interior of the building is in a fair to poor condition.

The third stage includes an area now occupied by the kitchen and dining room under one of the two south facing gable roofs. Due to the overlaying of building fabric it is difficult to tell which was the earlier.

The fourth stage includes a large extension or remodelling in the Inter-War Functionalist style on the north and west of the first three stages and perhaps the construction of the second gabled wing. The building has curved walls and a promenade to the northern elevation and is constructed of painted, rendered brickwork with a ruled ashlar effect and raised render horizontal bands. It has a glazed terracotta tile roof behind a low parapet and timber framed windows. The roof is hipped on the north-west corner with a small, west facing half-gable above the corner. A flat concrete awning projects over the entry door on the north which is accessed via a sweeping concrete staircase from the car park. This portion of the building contains a dining room, lounge (concert room), kitchen and toilets.

The lounge is located on the northern elevation overlooking the car park and the foreshore. It is a long rectangular room with a fireplace at the eastern end and double doors to the north and west. This room displays original interwar period detailing in the ceiling and fireplace.

Large openings in the southern wall connect the lounge to a dining room, kitchen and toilets.

The fifth stage is an extension to the south-western side of the Inter-War Functionalist section. It is constructed in rendered brick in a series of large arches over aluminium framed windows across the western façade. It has a metal deck roof behind a low parapet topped with clay tiles. A metal deck awning extends across the door from the interwar period lounge at the north-west corner of the building. A raised brick-paved patio extends across the western façade. Internally this area has a suspended ceiling of acoustic tiles and plastered walls. There are mirror tiles on the eastern wall and the floor is carpeted.

The former beer garden consists of a number of honeycomb (vuggy) limestone block walls, two large Norfolk Island Pines (*Araucaria heterophylla*) and a small area of lawn. The walls extend for the length of the Hotel's northern façade and to the rear of the adjacent nightclub. Generally the walls appear in a good condition although the rear of the wall adjacent to the Kent Street footpath has been rendered and painted and the rendered capping on the walls has been painted. There is some evidence to suggest changes in the layout of the walls over time.

A further very large Norfolk Island Pine (*Araucaria heterophylla*) is located at the rear of the Hotel. It has very little free ground at its base as it sits in the bituminised car park that extends from the rear of the Hotel to Rockingham Beach Road. All the trees appear to be in a fair condition.

13.3 COMPARATIVE INFORMATION

Honeycomb or Vuggy Limestone

Honeycomb or vuggy limestone is endemic to the Rockingham area. There are four places on the State register constructed from the vuggy limestone:

- 04015 *Day Cottage* (c.1882) a highly intact and therefore rare limestone and iron colonial dwelling;
- 02329 *Bell Cottage* (ruin) (c.1868) the ruin of a Victorian Georgian cottage and barn
- 02325 *Chesterfield Inn* (fmr) (1855) single-storey rubble and limestone and iron inn, in the Queen Anne Revival style.
- 02320 *Hymus House and Outbuildings* (c.1895-1905) a Victorian bungalow style house with outbuildings including Workers' Quarters.

There are four other places not on the Register that are known to have been constructed during the inter war period using vuggy limestone:

- 03147 Frank Churcher's Residence, Rockingham (c.1935) – now demolished.
- 03183 Monkhouse Family Residence, Safety Bay (c.1930s) – now demolished.⁴⁹
- 16810 House, 211 Safety Bay Road, (1930s) – a large rambling dwelling with a limestone core enclosed by asbestos, and a second storey in the roof space.

⁴⁹ Information on demolitions provided to HCWA in correspondence from the Rockingham District Historical Society [Inc.] 29 June 2007.

- 13651 Iluka, 13 The Esplanade, Rockingham (1935) – limestone core with glazed verandah to front and side and skillion fibre board kitchen & bathroom to rear.

Rockingham Hotel is the only extant commercial building known to have been partially constructed using vuggy limestone. Further research is required to determine what stone was used to construct the earliest sections of the Hotel. The walls of the beer garden are clearly made of vuggy limestone.

Hotels, Resorts and Pleasure Gardens

Many hotels in Western Australia were enlarged during the inter-war period, mainly to provide additional accommodation and dining facilities to the public,⁵⁰ who increasingly travelled by car.

There are 5 hotels on the State Register that were originally built in the Federation Filigree style and later remodeled in the Inter War Art Deco or Functionalist styles which have several stylistic similarities:

- 00162 *Hotel Beverley* was originally constructed in 1885 in the Federation Filigree style and remodeled in 1938 in the Art Deco style.
- 00248 *Freemason's Hotel, Bridgetown* was built c. 1907 in the Federation Filigree style and extended in the 1930s in the Art Deco style.
- 00597 *Cottesloe Beach Hotel* was constructed in 1905 in the Federation Filigree style and remodeled in 1937 in the Art Deco style.
- 01544 *Raffles Hotel* was built as the Canning Bridge Hotel in 1896. The style of this building is not mentioned in the assessment documentation. It was remodeled in 1937 in the Inter War Functionalist style.

Of these, only *Raffles Hotel* appears to have had extensive landscaped grounds. As part of the 1937 refurbishment of the *Raffles Hotel*, a *biergarten* was constructed which comprised a large grassed area dotted with shade trees. Its ornamental features included dovecote, an aviary, and a sundial. A rustic gateway led from the *biergarten* to the hotel.⁵¹

Three other places on the State Register were also laid out pleasure gardens for guests and visitors. Two of these were originally in the Federation Filigree style and were remodeled in the Inter War Old English style:

- 16215 *Quindanning Hotel* was constructed in 1908 and remodeled in 1925 in the Inter War Old English style. It is situated in the remnants of its pleasure garden which has been modified for use as a beer garden. The gardens originally contained extensive flower beds, landscaping and a natural pool with a diving board. The pool is still extant but is

⁵⁰ Ball, J, Kelsall, D & Pigeon, J, *Statewide Survey of Hotels 1829-1939, Southern Region Western Australia*, 1997.

⁵¹ *Raffles Hotel – Permanent Registration Assessment Documentation*, 2002, Heritage Council of Western Australia

located on an adjacent block and does not form part of the registered curtilage.⁵²

- *00428 Caves House*, Yallingup was originally constructed in 1912 in the Federation Filigree style and remodeled and extended in 1938 in the Inter War Old English style. The garden setting (1903 onwards) is a fine example of Edwardian terraced gardens. Building on long vistas, the gardens make use of natural contours, cliff faces, and broad swards of lawn to contrast with the surrounding bushland.⁵³
- *02678 Yanchep Inn (part of 04151 Yanchep National Park)* was built in 1939 in the Inter War Old English style and forms part of a group of similar buildings established in the 1930s as a resort complex. The complex includes sports fields, animal enclosures, aviaries and gardens in a park setting. The Inn was intended to have an English character with luxurious accommodation.⁵⁴

Kings Park (02184), which is not on the State Register, also contains areas that were historically promoted as pleasure gardens. The landscape contains historic lookouts and gazebos as well as other decorative features and memorials, and has a history of decorative planting. It also contains sporting facilities, most notably the *Kings Park Tennis Club*. Kings Park differs from the other places listed above in that it did not also offer accommodation and was not therefore a resort style facility.

Rockingham Hotel is therefore distinctive as a seaside resort, and for the fact that many people also arrived at the place from the sea. Further research into the development of resorts and similar venues as well as pleasure gardens would be necessary to produce definitive comparative information.

13.4 KEY REFERENCES

No key references.

⁵² *Quindanning Hotel – Permanent Registration Assessment Documentation*, 2010, Heritage Council of Western Australia.

⁵³ *Caves House – Permanent Registration Assessment Documentation*, 2001, Heritage Council of Western Australia.

⁵⁴ Blackwell & Associates, Hocking Planning & Architecture, Williams, Lucy, *McNess Recreation Area Yanchep National Park: Non indigenous cultural heritage conservation plan*, 2003. Prepared for the Department of Housing and Works, Perth.

13.5 FURTHER RESEARCH

Further examination of the fabric of *Rockingham Hotel* may reveal whether sections were constructed from honeycomb (vuggy) limestone. This would require removal of some external render.

Further research is needed into the history of tourism in the State and the development of pleasure gardens, particularly those in seaside locations.

A search through the *Building and Construction* journal for 1932 and 1933 located no tender notices for the Trocadero Building. A search through subsequent issues may reveal a notice for this building as well as the 1930s renovations to the Rockingham Hotel.

Further research could be undertaken for the Motor Garage on the corner of Kent Street and Flinders Lane. Some plans of this building were sourced in the City of Rockingham building plans files.