



HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

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.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.22 Lodging people
- 4.1.2 Making suburbs
- 8.13 Living in cities and suburbs
- 8.4 Eating and drinking

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation and subdivision
- 311 Hospitality industry and tourism
- 405 Sport, recreation and entertainment
- 504 Depression and boom

11.1 AESTHETIC VALUE*

Subiaco Hotel is an excellent example of a two storey brick and iron suburban hotel in the Federation Romanesque style. (Criterion 1.1)

Subiaco Hotel has landmark value as a bold and imposing two storey building with a corner tower and rich facades located on a prominent corner of Hay Street and Rokeby Road, Subiaco. (Criterion 1.3)

Subiaco Hotel forms an integral part of a historic commercial streetscape in the heart of Subiaco. (Criterion 1.4)

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.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

Subiaco Hotel has incorporated a number of building phases into a cohesive structure which reflect the changing nature of the suburb and the changing pattern of use of suburban hotels through time. (Criterion 2.1)

Subiaco Hotel, constructed during the gold boom of the 1890s, is a tangible reminder of the optimism and prosperity of Western Australia during a period of rapid expansion and development. (Criterion 2.2)

Subiaco Hotel is associated with Daniel Connor, who arrived in Western Australia as a convict and who became a prominent businessman and a substantial landowner through the establishment of the family company, Connor-Quinlan Estate, and has long term associations with the O'Connor family who have part owned the place since 1898 to the present (2015). (Criterion 2.3)

Subiaco Hotel has associations with the Subiaco Football Club, both as a venue for sporting patrons from the nearby Subiaco Oval, and through publicans Murphy and McHenry who were patrons of the club. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Subiaco Hotel has the potential to contain sub-floor archaeological deposits with the potential to provide valuable information about the history of the place through archaeological investigation. (Criterion 3.2)

11. 4. SOCIAL VALUE

Subiaco Hotel is highly valued by the community for its aesthetic characteristics, and for its continuous role as a public hotel since its construction in 1897. (Criterion 4.1)

Subiaco Hotel is a landmark building located on a prominent corner, and is an integral part of a historic commercial streetscape in the heart of Subiaco that contributes to the community's sense of place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Subiaco Hotel is rare as a hotel in the Federation Romanesque style.

12. 2 REPRESENTATIVENESS

Subiaco Hotel is representative of a two storey suburban hotel located on a prominent corner site constructed during the gold boom of the 1890s (Criterion 6.1)

12. 3 CONDITION

Subiaco Hotel has had basic maintenance carried out. Most of the external fabric is in fair to good condition, except for the internal courtyard timber verandah, which is in poor condition, and is coming away from the wall. The ground floor areas are in fair condition and exhibit general wear and tear. All windows on the first floor are in fair to poor condition and are in need of maintenance. Overall, the place is in good condition internally.

12.4 INTEGRITY

Overall, the *Subiaco Hotel* retains a high degree of integrity as the original function of the place remains evident despite adaptations to the fabric to incorporate new uses.

12.5 AUTHENTICITY

Subiaco Hotel retains a moderate to high degree of authenticity. The place has undergone various adaptations and additions over the years, which has resulted in changes to or the removal of some original fabric. Most notable changes include the removal of the verandas (1957) and the spire (1963). However, the bulk of the remaining fabric is authentic.

13. SUPPORTING EVIDENCE

This document has been based on the ‘Subiaco Hotel Conservation Plan, Cnr Hay Street and Rokeby road, Subiaco,’ prepared by Philip Griffiths Architects for the owners and the licensee of the *Subiaco Hotel* in September 2008, with amendments and/or additions by State Heritage Office staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

In 1883, land along the railway line in Subiaco was surveyed, and one hundred and fifteen lots were offered for sale, including Lots 204 and 205. At this time the discovery of gold in the Murchison and Kalgoorlie regions brought about a huge boom in Western Australia, with prospectors flooding Perth and surrounds. By 1896, the population of Subiaco had reached 2,000 residents, giving it municipal status.

In June 1884, Lot 205 was granted to Martin Griver, Roman Catholic Bishop of Perth. Bishop Griver died in November 1886 and part of the Lot was sold off. The following year, Lot 204 and the remaining portion of Lot 205 were sold and subdivided. In 1896, Ernest McGillicuddy purchased the remaining subdivided Lots and shortly after acquiring a licence for the erection of premises, sold the land to the Stanley Brewing Company Ltd, who subsequently took over construction of the Subiaco Hotel. The Stanley Brewing Company was floated as a company in 1891, and the board of directors included Timothy Quinlan, Daniel Connor, William Strickland, and later Michael O’Connor.

The exact date of the opening of the hotel is not known but it first appears in the rate books of 1897, and the proprietor was J.B. Murphy who managed the hotel for five years.

The family company of Connor and Quinlan was rated amongst the most substantial landowners in Perth in the 1890s. Daniel Connor died in January 1898, and his estate was divided amongst his wife Catherine, his sons Michael and Maurice Connor and his son in law Timothy Quinlan, the four of whom inherited the Subiaco Hotel.

Subiaco expanded rapidly with the extension of the tram lines to Rokeby Road, and in 1904, extensions to the *Subiaco Hotel* were carried out by way of a double storey addition at the rear, and the addition of a single level section along the Hay Street side. The Hotel was reputably a working man’s pub, being surrounded by commercial and light industrial enterprises, and its proximity to Mueller Park and Subiaco Oval (constructed 1909) brought sporting patrons to the hotel.

With the death of Quinlan in 1927, the company became known as the Connor-Quinlan Estate. The *Subiaco Hotel* passed through several generations of inheritors and continues to be held in part by descendants of the family (in 2014).

Major renovations were carried out to the hotel in the 1950s. The Connor and Quinlan Estate commissioned architect R. Summerhayes to remodel the bathrooms and some bedrooms, raise the first floor windows and replace the existing roof structure. In 1957, Summerhayes was commissioned once again to design a single storey addition along Hay Street, which incorporated a garden lounge. At this time the existing balconies were removed, and many internal alterations were made.

In 1963, the impressive steeple was removed due to damage by white ants, and the existing garage and store were converted to a drive through bottle shop in 1964. Another refurbishment of the hotel was carried out by Summerhayes in 1972. The cocktail bar in the sun lounge was removed and a new arch and entrance way installed.

In 1984 a major refurbishment of the hotel was undertaken by architect Keith Hamilton aimed at restoring it to its original grandeur. Carpets were removed and new bars installed.

For a full discussion of the documentary evidence refer to the ‘Subiaco Hotel Conservation Plan, Cnr Hay Street and Rokeby road, Subiaco,’ prepared by Philip Griffiths Architects for the owners and the licensee of the *Subiaco Hotel* in September 2008.

Between 2012 and 2014 a series of works were undertaken at the place, including internal refurbishment works, the construction of temporary toilet and kitchen facilities within the existing car park to enable the internal works, and the construction of awnings to the existing bottle shop and the east door of the Hotel building. The exterior was also repainted, replacing the existing cream paint with grey. In 2014 a development application was granted to erect glass screens on the balustrade of the terrace.

In 2015, the Subiaco Hotel continues to be used as a tavern and restaurant.

Daniel Connor

Daniel Connor was born in County Kerry, Ireland in 1832. On 20 June 1850 he was sentenced to seven years transportation for sheep stealing. He arrived in Western Australia as a convict on the *Phoebe Dunbar* on 30 August 1853. Connor received his ticket of leave on 11 August 1854 and conditional pardon on 17 November 1856¹. Connor rose to become a successful and prosperous businessman initially through the acquisition of properties in the Toodyay district during the 1860s and the construction of commercial premises in Toodyay. One of his more successful ventures in the towns was the construction of a flourmill that survives to the present day (2015).²

13.2 PHYSICAL EVIDENCE

The Subiaco Hotel comprises a two storey brick, stucco and iron roofed hotel in the Federation Romanesque style, with two storey brick and iron additions (1951).

A dominant feature of the building is a three storey corner tower. Where the spire was removed, there is a flat roof with metal capping. The exterior of the building has richly detailed decorative elements such as cornices, pediments, Corinthian pilasters, and pier caps and mouldings that have decorative floral motifs. The windows are an assortment of double hung sashes.

Changes to the original exterior include replacement roof sheeting, removal of the verandah and replacement with an awning and removal of a small number of doors which were replaced with windows. In 2013 the existing cream exterior was replaced by a grey colour scheme.

¹ Rica Erikson & Gillian O’Mara, *Convicts in Western Australia 1850-1887: Dictionary of Western Australians Volume IX*, University of Western Australia Press, 1994, p114.

² Erickson, Rica, *Old Toodyay and Newcastle*, Toodyay Shire Council, 1974, pp 183 – 184.

The ground floor comprises the main dining room that now functions as a bar with kitchen, and a reconstructed timber staircase leading to the first floor level. The former dining room has timber floors, plastered walls and ceiling roses. The first floor comprises rooms and verandahs arranged around a U shaped plan. The east wing has a central corridor with single rooms on both sides. All rooms have timber floors (some original) and doors are generally original four panel doors. Windows are generally double hung sash. The upper stair lobby and sitting rooms are the most intact at this level.

For a full discussion of the physical evidence refer to the 'Subiaco Hotel Conservation Plan, Cnr Hay Street and Rokeby road, Subiaco,' prepared by Philip Griffiths Architects for the owners and the licensee of the Subiaco Hotel in September 2008.

13.3 COMPARATIVE INFORMATION

For a discussion of the comparative information refer to the 'Subiaco Hotel Conservation Plan, Cnr Hay Street and Rokeby road, Subiaco,' prepared by Philip Griffiths Architects for the owners and the licensee of the Subiaco Hotel in September 2008.

Federation Romanesque style

Hotels designed in the Federation Romanesque style are rare in Western Australia as the use of this architectural style was usually used for government buildings.

The Leederville Hotel is the only hotel on the HCWA database that is designed in the Federation Romanesque style. A nomination for this place was considered by the Register Committee in November 2003, and it was determined to be below threshold for entry on the State Register. The place is listed on the City of Vincent's Municipal Inventory and the Statewide Hotel Survey:

- P02201 Leederville Hotel - a two storey hotel that addresses both streets. The corner truncation is identified by a distinctive octagonal tower, with a pyramidal roof. The eastern end of the building has a small gable with a circular air vent. The fenestration appears original, although the verandah has been replaced with a standard cantilevered awning that has a ripple iron verandah soffit. A two storey verandah would commonly have masked the irregularities in the upper storey fenestration. The ground floor windows are arched with heavy stucco surrounds. Extensions to the eastern side of the building date from c.1970s. External finishes have been adapted. Interiors are significantly modified; original staircase is believed to have been removed.

Hotels in the metropolitan area that incorporate corner towers as a key design element include the following 7 places, 5 of which are on the Register:

- P00794 *Royal George Hotel* (RHP) (1900), East Fremantle - a two-storey, Federation Free Classical style brick and limestone hotel building on a prominent corner location currently used as an arts and community centre. The cupola is a rare example still in its original form. The basement levels are a rare arrangement where coach house and workshop areas are incorporated with cellar facilities underneath the hotel building.

- P00947 *Fremantle Esplanade Hotel* (RHP) (1875) - comprises a rendered and painted limestone rubble walled and brick building with a timber verandah and a custom orb corrugated iron roof. The place has is located on a prominent corner and is a landmark in Fremantle. It is a good example of Federation Filigree remodelling of two simple Victorian buildings.
- P02154 *Brass Monkey* (RHP) (1896) – comprises a three storey brick, stucco and iron hotel located on a prominent corner, with perimeter verandahs constructed in 1896 in the Federation Filigree style, with two storey additions at the rear (1973, 1995-96).
- P02423 *Peninsula Hotel (fmr)* (RHP) Maylands (1906) - comprises a brick hotel building with a tower with a mansard roof, and large balconies. The hotel possesses a bold and detailed external and internal design, and is largely unchanged; although it no longer retains its original function. The building is a rare and prominent example of an Edwardian Free Style hotel in metropolitan Perth.
- P02463 *Guildford Hotel* (RHP) (1886) - Before a major fire gutted the building in 2008, the Guildford Hotel was a large imposing two storey building on the corner of James & Johnson Sts. Both street facades were of an imposing 'Italianate' style typical of the gold boom period. There was an 8 sided belvedere on the NE corner. The building was asymmetrical in design with deep verandahs at the first & second floor levels, and had an iron spiral staircase to the tower from the second floor verandah. In 2015, works were underway to reconstruct the building.
- P02220 *Broken Hill Hotel, Victoria Park* (RHP) (1899) - a two storey rendered brick hotel building in the Federation Free Classical style with a corrugated iron roof. It is a dominant element of the commercial streetscape situated on a rise on the corner of Albany Highway and Harper Street. The prominent tower to the corner features a faceted dome and narrow Italianate arched windows and recessed balconies behind arched openings with keystones and decorative balustrades.
- P01981 *Britannia Hotel, Perth* (HCWA Assessment Program) (1897) - a three storey brick former residential hotel constructed in the Federation Free style. It has a prominent cylindrical corner tower with a conical shingled roof. The roof is corrugated iron. The ground floor is heavily modified to accommodate shops. The original verandah has been removed and the rear of the building has also been altered.

Conclusion

Subiaco Hotel is a rare example of a hotel in the Federation Romanesque style and is an excellent example of two storey suburban hotel with landmark status that incorporates a corner tower as a key design element.

13.4 KEY REFERENCES

'Subiaco Hotel Conservation Plan, Cnr Hay Street and Rokeby road, Subiaco,' prepared by Philip Griffiths Architects for the owners and the licensee of the Subiaco Hotel in September 2008.

13.5 FURTHER RESEARCH
