



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

The place has aesthetic qualities imparted by the rich texture of its facade with its Federation Academic Classic ornamentation and the deeply recessed arcades at each floor level offset by the light relief of the verandahs. (Criterion 1.1)

The place has importance as part of the streetscape of High Street which is lined on each side with buildings of compatible style and scale. (Criterion 1.4)

11.2. HISTORIC VALUE

The continuous use of the site of *Orient Hotel* as a hotel since c1848, is important for its demonstration of cultural features, specific to the hospitality industry, illustrating an aspect of the human occupation and evolution of Fremantle and the State since the introduction of convicts. (Criterion 2.1)

The site of the building was extensively redeveloped in 1902-1903 in response to the economic and demographic changes brought about by the wealth of gold mined in Western Australia at the time and the increasing importance of Fremantle after the opening of the deep water port. (Criterion 2.2)

The place is important for its association with architect, Michael Cavanagh, who also designed the Great Western Hotel, the P & O Hotel, the Perth and Fremantle Fire Stations, The Redemptionist Monastery and St, Brigid's Church and Convent in Northbridge. It is also important for its association with Patrick, Charlotte and the Hon W.E. Marmion who were associated with the earlier hotels on the site, the Parry family who owned *Orient Hotel* for 48 years, and as the long time residence of Mayoress Lady and Sir Frank Gibson of Foy and Gibson. (Criterion 2.3).

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

The place is highly valued by the community for its social and cultural associations as an hotel since c1848 and for its aesthetic associations as an attractive component of Fremantle's 'West End'. (Criterion 4.1)

The place has contributed to the Fremantle community's sense of place as a centre for social and recreational activities since the 1840s and is important as a reminder of Fremantle's past. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

The place is representative of the grand hotels built around the turn of the century reflecting the prosperity flowing from the gold rushes and the opening of the deep water port at Fremantle.

12. 3 CONDITION

The condition of the place is good.

12. 4 INTEGRITY

The place has a moderate degree of integrity. The original intention of the design has been somewhat compromised by the adaptation of the ground floor areas to theatre-style cafe restaurant and bars. The use is compatible to the extent that the building still operates as a hotel although not the type of hotel envisaged in the design. While the hotel has much of the ambience of its former state, it is unlikely that restoration in the future will ever bring the place closer to its original form.

12. 5 AUTHENTICITY

The place has a moderate degree of authenticity. The street facades are in their original form except for the verandahs which have been removed and replaced with structures of a similar form to the original but differing in their extent. The interior rooms at ground floor level have been opened up to form a series of interconnecting spaces with new furnishings and fittings designed in the spirit of nineteenth century work.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Natasha Georgiou, BA. The physical evidence has been compiled by John Pidgeon, Architect.

13.1 DOCUMENTARY EVIDENCE

With the development of the eastern goldfields in the ten years between 1891 and 1901, the population of the town of Fremantle rose significantly from 5,600 to 14,700.¹ During the 'gold rush' there was an increase in capital and investments, which affected the 'West End' area of Fremantle. The 'West End' lost its country town look and most of its white washed limestone walls to be transformed into a 'modern' Victorian city. During this period there was also an increase in the number of hotels in this area, especially along High Street.

Fremantle Town Lots 62 and 63, where *Orient Hotel* presently stands, was originally granted to Henry Chidlow in 1830. Chidlow had arrived in Fremantle on the *Minstrell*, on 20 January 1830, with his wife and four children. However, he soon departed the colony for South Australia, where he settled in the Upper Sturt Valley.² Fremantle Lot 62 was then granted on 6 May 1845 to James Clulow (b. 1824, d.1850),³ who had also arrived in Fremantle on the *Minstrell* with his parents, Henry and Olive.⁴ Fremantle Lot 63 was granted to Sarah Woodward on 13 December 1842.⁵ Born in 1790, she arrived on the *Hooghly* on 13 February 1830, with her husband James, who died a month later, and her seven children.⁶ In 1847, James Clulow sold his property to the Reverend John Brady for £60-0-0, and two years later the Reverend sold to Patrick Marmion.⁷ During the same year, Sarah Woodward sold Lot 63 to John Wellard.⁸ Patrick Marmion (b. 1815) established an inn or hotel in 1849, on Lot 62, known as 'The Commercial'.⁹ A couple of years later the hotel was later renamed the 'Emerald Isle Hotel'.¹⁰ Patrick had migrated from Ireland on the *Ganges*, which arrived in Fremantle on 15 October 1841. He married Charlotte Stone in 1855 and they had one son. He was involved in the Fremantle Whaling Company in 1849 and was a Director of the Geraldine Mining Company. Charlotte continued the license of the hotel after Patrick's death in 1856, and she increased the size of her holding by the purchase of Lot 63 in 1862.¹¹

On 10 January 1867, ownership of the hotel was passed on to the son, William.¹² During the 1870s, William Marmion commenced a political career that culminated in his appointment as Minister for Lands and Mines (1890 -

1 City of Fremantle *19th Century Limestone Walls and Steps in Fremantle* Fremantle, 1986, p.7.

2 Erickson, Rica *Bicentennial Dictionary of Western Australians*, Vol.1, Nedlands, 1988, p.522.

3 *Enrolment* No.836.

4 Erickson, Rica *Dictionary of Western Australians*, Vol.3, Nedlands, 1979, p.146.

5 *Enrolment* No.750.

6 Erickson, Rica *Dictionary of Western Australians*, Vol.3, p.919.

7 *Memorials* 4/133 & 4/265.

8 *Memorial* 6/534.

9 *The Eagle* 23 September 1986, p.7.

10 *ibid.*

11 Erickson, Rica *Dictionary of Western Australians*, Vol.3, p.562; *Memorial* 6/1162.

12 *Memorial*, 6/2204.

1900), during the Forrest Administration.¹³ In July 1877, Frederick Caesar became publican of the 'Emerald Isle Hotel'.¹⁴ *The Pictorial Australian*, in 1885, called the hotel 'the most prominent house of entertainment for visitors and others in the port...the liquors are first rate and the same can be said of the general accommodation.'¹⁵ In 1888, the hotel underwent restoration and refurbishment, and has been identified in photographs as a substantial two-storey limestone building.¹⁶ During this time there were four other hotels in High Street; the 'Victoria', the 'Crown and Thistle', the 'Cleopatra', and the 'Emerald Isle'. All these hotels were within a stone's throw of each other.¹⁷ The 'Emerald Isle' was renamed the 'Club Hotel', in 1893, as 60 people grouped together in a syndicate, 'or club', to lease the hotel.¹⁸

On 9 January 1899, three years after William Marmion's death, the hotel was sold to Thomas O'Beirne, who had been the hotel keeper of the 'Club Hotel' since 1894.¹⁹ In 1901, O'Beirne's renewal of the hotel license was refused by the Fremantle Licensing Court.²⁰ As what is believed to be a direct result of the Courts refusal to renew the license, the 'Club Hotel' was demolished and replaced by the three-storeyed *Orient Hotel*, between 1902 and 1903, which cost O'Beirne around £8,000-0-0 to build.²¹ *Orient Hotel* was designed by the prominent Western Australian architect, Michael Cavanagh, and the contractors were Messrs. Law and Atkins.²² Mr Karl Fink, formerly of Hotel Metropole, won the lease for the new *Orient Hotel*, in October 1902, and O'Beirne's Publican's General License was renewed in December.²³ The hotel is described as a 'very grand hotel ... the poshest in town ... it has a verandah all around - even at the back of the building with an outside garden at the rear.'²⁴

Thomas O'Beirne died in September 1911, and in his will, Fremantle Lot 62 is granted to Matthew Moss, lawyer, of Fremantle.²⁵ In 1912, Matthew Moss leased the *Orient Hotel* to Joseph Monaghan, who was a Coolgardie hotel proprietor.²⁶ Monaghan was born in Ireland in 1869, and arrived in Fremantle in 1894. He was a hotel licensee for 50 years, including two hotels at Coolgardie, where he was Mayor from 1908-1912, and he also had hotels at Fremantle, Perth, Brunswick and Narrogin.²⁷ In January 1916, the ownership

13 ibid.

14 Fremantle City Council Library File 728.5, 9 July 1877.

15 *Pictorial Australian* Vol.11, No.11, November 1885.

16 *The Weekly Times* 21 January 1888.

17 *Inquirer* 1 September 1875.

18 *Memorial* 11/767.

19 *Certificate of Title* Vol.156, Fol.105.

20 *The Umpire* 11 December 1901.

21 ibid.

22 *The Evening Courier* 8 September 1902.

23 *Certificate of Title* Vol.156, Fol.105.

24 James, Jill *Hotels in Fremantle from the turn of the century*, Fremantle, 1984.

25 *Certificate of Title* Vol.156, Fol.105.

26 ibid.

27 Erickson, Rica *Dictionary of Western Australians*, Vol. 5 Nedlands, 1979, p.630.

of the hotel was transferred to Monaghan.²⁸ In 1921, Monaghan had to relinquish the *Orient Hotel*, because of 'pro-Irish sentiments'.²⁹

On 19 May 1923, Mrs Mabel Parry, who had arrived in WA from Wales in 1911, bought the hotel with Leslie Elsegood, a secretary of North Perth, as a joint tenant.³⁰ Her husband, Edgar Parry, who had died three months before she bought the hotel, had managed the 'Grand Central Hotel' in Wellington Street. The Parry family carpeted the hotel and made alterations to the Dining Room and Kitchen.³¹ Miss Grace Parry, describes the hotel as;

... the leading residential in town. Guests included Prince Philip of Greece, Hughie Edwards (won VC), Tom Starceвич (won VC; farmer in wheatbelt), Commander Anthony Meares (later Admiral) and Mayoress Lady and Sir Frank Gibson (resident for 21 years).

The Orient was often compared with the Palace and Esplanade Hotels in Perth. It was always well run and dignified. Collar and ties were worn by patrons, in fact the Parrys had an extra coat and tie available for the businessman who arrived without them. It was also known for its beautiful silverware and white linen damask tablecloths. In later years, entertainment was provided by a singer pianist.³²

In July 1936, ownership of the hotel was solely transferred to Mabel Parry.³³ During World War Two, 24 beds were reserved for American submariners, on leave from patrol around Java and Darwin. The hotel could accommodate up to 30 guests.³⁴ Throughout the Parry family ownership, the hotel proprietors included J Spencer Kerby, Percy Kerr, and Mabel Parry. Mabel Parry died in December 1954, and the title of ownership of the hotel was transferred to her children Gladys Warnecke, Bethel Parry, Grace Parry, Arthur Parry, Harold Parry, and Kathleen Sellenger as tenants in common in equal shares.³⁵

Orient Hotel was sold by the Parry family in 1971, due to the lack of parking and High Street becoming a one way thoroughfare. Esther Investments Pty Ltd, of West Perth, purchased the hotel on 30 July 1971.³⁶ Immediately, a building application for extensive alterations and additions to the hotel at an estimated cost of \$100,000 was approved by the City of Fremantle. The architects were LW Buckeridge and Associates.³⁷ In 1976, the hotel was one of many buildings to be renovated when Fremantle was the subject of an ABC television programme, 'Peach's Australia'.³⁸ In September 1979, Karen Zielinski (24 years old), a former Miss West Coast, became licensee of the *Orient Hotel*. She renamed the bar 'Blondie's' and repainted the walls in bright colours.³⁹ Zielinski resigned as the publican in March 1980 and Peter Aaron took over, in 1982, and began to restore the upper two levels and add a

28 *Certificate of Title* Vol.156, Fol.105.

29 James, Jill, p.40.

30 *Certificate of Title* Vol.637, Fol.120.

31 Interview with Miss Grace Parry, 16 September 1990, Fremantle Library.

32 *ibid.*

33 *Certificate of Title* Vol.637, Fol.120.

34 Interview with Miss Grace Parry, 16 September 1990, Fremantle Library.

35 *Certificate of Title* Vol.1049, Fol.525

36 *Certificate of Title* Vol.1049, Fol.190A.

37 Fremantle City Council records.

38 *Fremantle Gazette* 27 May 1977.

39 *Fremantle Gazette* 8 November 1979.

Japanese restaurant called Koto, on the first floor, at the overall cost of \$150,000.⁴⁰

In June 1986, the Supreme Court ordered Esther Investments Pty Ltd., owners of the hotel, to sell the property to Cherrywood Park Pty Ltd, under the terms of the lease. Esther Investments claimed that Cherrywood Park had breached their lease when they allowed the condition of the building to deteriorate and thus forfeited the option to buy the hotel. However, the judge ruled that accounts of the hotels "dereliction" were greatly exaggerated and it only needed a coat of paint.⁴¹ However the sale did not go through and in October 1987, Samit Pty Ltd purchased the hotel. Samit Pty Ltd later sold it, in April 1989, to Ashdoor Pty Ltd.⁴² In 1990, Notre Dame University bought the hotel and put it up for auction, amongst their other properties, in February 1991.⁴³ However, the hotel was not sold at the auction, so the University put it up for sale.⁴⁴ In June 1991, it was bought by Ronald and Susan Davis, and Walter and Doreen Calway, in equal shares, for \$600,000.⁴⁵ In November 1993, the hotel was sold to a Perth syndicate for \$800,000.⁴⁶ A month later the ownership of Fremantle Lots 62 and 63 was transferred to Gamoren Pty Ltd.⁴⁷

The heads of the Perth syndicate, which purchased the hotel, were Laurie and Valerie Sullivan. Laurie Sullivan is also the lessee of the P & O Hotel. The Sullivans, in 1995, are said to have spent around \$900,000 to renovate and restore the *Orient Hotel*. The restoration included woodwork, furniture and paintwork in all the public and private rooms.⁴⁸ The ground floor has been opened up to create interconnected entertainment areas and the replacement of the two-storey verandahs on the two street facades has left the corner and end bays without verandahs. The hotel is presently owned and operated by the Sullivans.

13.2 PHYSICAL EVIDENCE

The Orient Hotel is a three-storey building with Federation Academic Classic facades facing onto High Street and Henry Street. Each facade consists of a central section containing arcades of three arches on the ground and first floor levels and five arched openings with supporting Corinthian pilasters at the second floor level. The central sections are protected by verandahs at the ground and first floor levels. The verandahs are bullnosed corrugated iron roofed with lace balustrades at the first floor level and have circular posts with brackets at the verandah beam at first floor level and at the ground floor valance.

The central sections are flanked by slightly projecting bays containing rectangular openings. The facades are topped with a cornice decorated with

40 *Fremantle Gazette* 31 March 1982.

41 *The West Australian* 14 July 1986, p.14.

42 *Certificate of Title* Vol 1049, Fol.190A.

43 *Certificate of Title* Vol.1906, Fol.119.

44 *The West Australian* 14 August 1991.

45 *Certificate of Title* Vol 1906, Fol. 119.

46 *ibid.*

47 *ibid.*

48 *The Sunday Times* 29 October 1995.

dentils for their full length. Above the cornices of the end bays are pediments surmounted by a parapet consisting of cornices staggered at two levels.

The ground floor wall surfaces are articulated with bold string courses, the first floor with finer string courses and the upper floor wall surfaces are plain but for horizontal indentations in cement rendered quoins at the projecting corners of the end bays.

The two facades meeting at the street corner are hinged together by a quarter circle containing a door on the ground floor level and windows to the upper levels facing diagonally out across the street intersection.

The different rooms of the ground floor have been combined into a series of interconnecting spaces by the removal of much of the internal walling. These spaces have been furnished with new cabinet work.

13.3 REFERENCES

James, Jill *Hotels in Fremantle from the turn of the century* Fremantle, 1984.
Fremantle City Council Library Files.