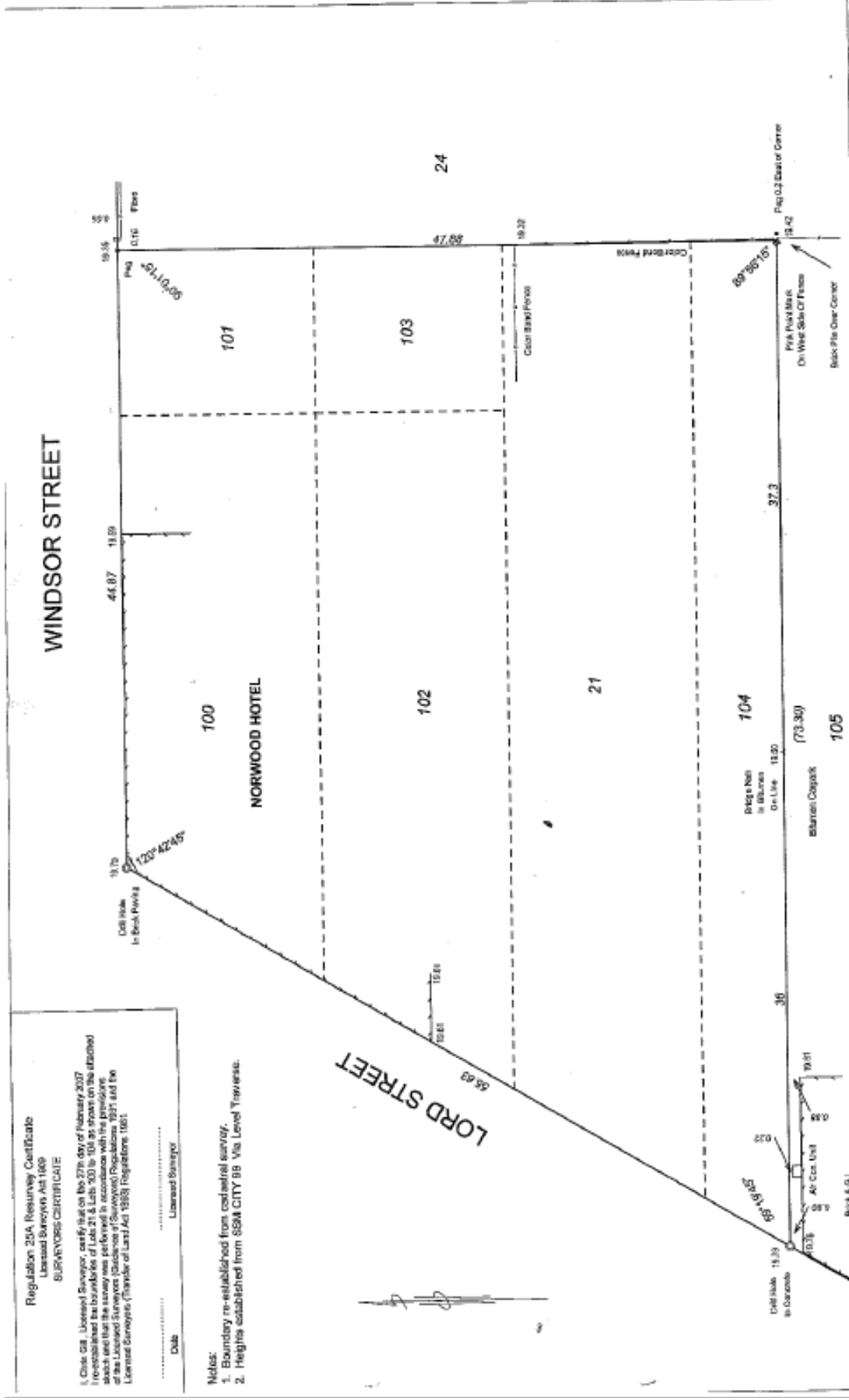


**Nos. 272 282 (Lots 21 and 100 - 104 D/P: 30363) Lord Street, corner Windsor Street, Perth - Norwood Hotel**



**Regulation 25A Resurvey Certificate**  
 Licensed Surveyor Act 1969  
 SURVEYORS CERTIFICATE

I, Chris Gill, Licensed Surveyor, certify that on the 27th day of February 2007 I re-established the boundaries of Lots 21 & Lots 100 to 105 shown on the attached sketch and that the survey was performed in accordance with the provisions of the Licensed Surveyors (General and Act 1969) (Regulations 1967 and the Licensed Geomatics (Transfer of Land Act 1988) (Regulations 1983).

..... Date .....  
 ..... Licensed Surveyor

- Notes:**
1. Boundary re-established from cadastral survey.
  2. Height established from SSM CITY 88 Via Level Traverse.

<p><b>CLIENT : SWANLINE</b></p> <p>DU 102287</p>		<p><b>REPEG &amp; LEVEL SURVEY</b></p> <p>LOTS 100, 101, 102, 103, 104 ON DP 30363 &amp; LOT 21 ON P 583</p> <p>LORD &amp; WINDSOR STREETS, PERTH</p> <p>C/T'S 2221/339, 2222/494 &amp; 2222/495</p>	
Scale: 500	1:250	Date:	27.02.2007
Drawn By:	C.G.	Approved By:	C.G.
Job No.:	07059	Survey No.:	0705BR-01 A



TOWN OF VINCENT

# HERITAGE ASSESSMENT



<b>File No.</b> PRO1388; PLA0098	<b>Address:</b> Nos. 272 - 282 Lord Street, Perth			
<b>Precinct:</b> Banks	<b>Place Name:</b> The Norwood (Jackson's)Hotel			
<b>Locality:</b> N/A	<b>Folio:</b> 327 & 224	<b>Lot:</b> 21 & 100- 104	<b>D/P:</b> 30 363	<b>Vol.</b> 1000 & 2215

## STATEMENT OF SIGNIFICANCE:

The place has *some historic value* through its association with business man Thomas Coombs and the Stanley Brewing Company.

*The place, whilst having some historic value, has had numerous changes over the years, which has erased much of the original detail and the layout of the Hotel. As such it is considered that the place does not have a sufficient degree of cultural heritage value to warrant inclusion on the Town's Municipal Heritage Inventory.*

## PROPERTY STATUS:

The Council at its Ordinary Meeting held on 7 November 2006 resolved to exclude the place at Nos. 272 - 282 Lord Street, Perth (Norwood Hotel) from the Town's Municipal Heritage Inventory.

## 1.0 ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The Policy '*Heritage Management – Assessment*', adopted by the Council at its Ordinary Meeting held on 17 January 2006, has been used to determine the cultural heritage significance of the place.

## 1.1 PRINCIPAL HISTORIC THEMES

- What people did for a living

### HISTORIC SUB THEMES

- Retail and commercial businesses

## 1.2 AESTHETIC VALUE

*(Criterion 1: It is significant in exhibiting particular aesthetic characteristics valued by the community.)*

Norwood Hotel is an example of an 1898 hotel in a Stripped Classical style. The hotel lacks its original verandah and has been the subject of relatively continuous adaptations over the years. Overall the place has little aesthetic value. The place exhibits limited aesthetic characteristics valued by the community.

## 1.3 HISTORIC VALUE

*(Criterion 2: It is significant in the evolution or pattern of the history of the local district.)*

The place has *some historic value* through its association with business man Thomas Coombs and the Stanley Brewing Company.

## 1.4 SCIENTIFIC VALUE

*(Criterion 3: It has demonstrable potential to yield information that will contribute to understanding of the natural or cultural history of the local district.)*

The place has *little scientific value*. There is no obvious potential for the place to yield information that will contribute to an understanding of the natural or cultural history of the Town.

## 1.5 SOCIAL VALUE

*(Criterion 4: It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.)*

The place has *little social value*. It contributes in a minor way to the community's sense of place.

## 2.0 DEGREE OF SIGNIFICANCE

### 2.1 RARITY

*(Criterion 5: It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.)*

The place is not rare and does not represent any aspect of cultural heritage of the Town of Vincent that may be endangered.

### 2.2 REPRESENTATIVENESS

*(Criterion 6: It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.)*

The place is representative of a Federation hotel built in the Stripped Classical Style of architecture.

**Condition, integrity and authenticity are not determining factors in the assessment of cultural heritage significance. These comments have been included for completeness of assessment.**

### 2.3 CONDITION

*(the current state of the place in relation to the values for which the place has been assessed and is generally graded on the scale of Good, Fair or Poor.)*

The Town's Heritage Officers do not have the expertise to comment on the structural integrity of the Norwood Hotel however, it is considered that generally the place is in a poor condition.

The place has been inhabited by vagrants who have caused much irreversible destruction. A number of timber elements within the building have been removed by vagrants and these elements include: portions of the ground level timber floor boards, sections of the architraves, part of the ground floor bar-top, the ground floor bar doors, almost all of the upper-storey doors and the balustrade from the central stair. Wall lining has also been torn off the walls.

Much of the above removed fabric was used to fuel internal fires. The fires have not been restricted to the original fireplaces and have been lit in the upper-storey central hallway and some of the upper-storey rooms. There appears to be no original fire place surrounds remaining. There is evidence of white ant activity within the upper-storey.

### 2.4 INTEGRITY

*(the extent to which the building or place retains its original function, generally graded on the a scale of High, Medium or Low)*

The place has a *low degree* of integrity. Although the place has been used as a hotel since its construction, it has been vacant for a number of years. The place is not viable for use as a hotel in its present degraded condition. A large schedule of maintenance and conservation works would need to be undertaken to ensure the place is structurally sound for human occupation.

## 2.5 AUTHENTICITY

*(the extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.)*

The place has a low degree of authenticity as it has undergone relatively continuous adaptations over time, with key changes occurring internally in 1928 and 1937, and further works being undertaken in the 1950s and 1970s. Little of the original ground floor plan is discernable, as the spaces have been opened up by the removal of walls and various other features. The central staircase has been subject to destruction by vagrants who have removed much of the turned timber balustrade for use as fire wood. The original upper level room configuration is intact however, the original doors and much of the original detail have been removed.

## 3.0 SUPPORTING EVIDENCE

### 3.1 DOCUMENTARY EVIDENCE

Lord Street was originally known as Guilford Road, as it was the main thoroughfare to the settlement of Guildford. By 1900 it was known as Old Guildford Road before being renamed Lord Street c1910. The subject place, the Norwood Hotel is located at No. 272 - 282 (Lots 21 & 100 - 104) Lord Street, Perth. The Hotel was built in 1898, following the establishment of the Westralia Estate in 1895, on part of Location A4 on the western side of the Fremantle-Guildford Railway line, in the Perth area. The subdivision was carried out by the Perth (WA) Estate Company Limited and was a result of the population boom created by the gold discoveries in the State. The 1897 Perth Sewerage Maps indicate that in the early Gold Rush Period there was little residential development at the northern end of the street. By 1915 the street was approximately fifty percent built out.<sup>1</sup>

One member of the Perth (WA) Estate Company Limited Company was Zebina Lane, who was an engineer and mine owner at the Great Boulder mines, and one of a number of people who made money in gold mining and reinvested it in land developments during this period. The Company later developed the adjoining East Norwood Estate on the east side of the railway line.

The subject Hotel was built in 1898, for Perth businessman Thomas Coombe. Thomas Coombe, who was born in 1847 and died in 1925, was a Cornish-born timber and iron merchant. Coombe had begun in business at Port Pirie, South Australia and by 1886 was a storekeeper at Broken Hill, New South Wales, where he was Mayor in 1890. In 1895, the Gold Rush drew him to Western Australia where he became a prominent business man and a supplier of building materials. Coombe's was Mayor of South Perth in the years 1906 and 1907.<sup>2</sup>

In 1905, the Norwood Hotel was purchased by the Stanley Brewery Company Ltd, who changed its name to The Westralian Hotels Limited in 1926. The history of the Stanley Brewery Company is linked to a small brewery called the Albion Brewery, which was opened in Perth in 1837. The man behind it was James Stokes, a 27 year old settler from Bristol in England. Albion Brewery came into existence because there had been a push to start a brewery as there was a belief that imported spirits were ruining the colony. The Albion Brewery did well producing traditional top fermented ales. Stokes built a second brewery, the Stanley Brewery, in 1848 at the foot of Mt Eliza. Stokes funded the venture by using compensation he had been paid by the British Government after his attempts to start a distillery were thwarted by an Act of Parliament, which prohibited such ventures.<sup>3</sup>

In 1905, a new company, the Stanley Co-operative Brewery was formed to control the manufacture of beer, while the Stanley Brewery Co. Ltd. carried on as the owners of

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<sup>1</sup> Hocking Planning & Architecture Collaboration, *Town of Vincent Municipal Heritage Inventory - Draft Thematic* History, 2004: p 53.

<sup>2</sup> Available [ONLINE] [www.answers.com/topic/thomas-coombe](http://www.answers.com/topic/thomas-coombe)

<sup>3</sup> The Swan Brewery (2006) Available [ONLINE] <http://www.australianbeers.com/history/swan.htm>

various hotels and other free hold properties in Perth metropolitan area, which included the Norwood Hotel. It held a two-third share in the new company, which in 1908 became the Emu Co-operative Brewery Ltd. The Emu Brewery was eventually taken over by the Swan Brewery Company.

As documented in the Wise Post Office Directories the Norwood Hotel's street address was No.140 Old Guildford Road 1898 to 1908. From its conception the Norwood Hotel was run by a number of proprietors whose turn over was fairly rapid. The proprietors included: Robert Howson (1899-1900), Septimus Hughes (1901), Mr Mulchay (1902 - 1905), Gordon Staples (1912), Fredirck Myers (1913), Jonathan O'Brien (1914), William Medley (1915 - 1922), Mr Munro (1923), Mr F. Day (1924 - 1929), Roy Five Cash (1930 - 1931), George Wise (1934), Mr H.C. McMaster (1935 -1940), Alix Jardine (1945) and Alix Marquis (1949).

Various alterations and additions were made over the years to suit the changing needs of the Hotel. A search of the City of Perth Original Building Licence plans has uncovered a large number of plans, which illustrate these alterations. However, the original building plans for the place were not located.

August 1928 - Architects T & G Chambers submitted an application for alterations to the Public Bar at the Norwood Hotel for Westralian Hotels Limited. The works involved the removal of the portion of wall, above counter height of the Saloon Bar to form a larger Public Bar; to change position of a door and window along the Windsor Street elevation; to remove a swing door in the corridor and to build the opening to the extent necessary to fit an ordinary door; to remove the flap and half doors located at the back of the Public Bar and to replace it with an ordinary door; to extend the Public Bar counter in a semi circle and to construct a new counter for the Saloon Bar.<sup>4</sup>

November 1928 - The Westralian Hotels Limited submitted an application to the City of Perth to convert the Billiard Room, which is located at the eastern corner of the Hotel's Windsor Street frontage, into two staff bedrooms and a sitting room. The opening from the Public Bar into the former Billiard Room was bricked up and access to the new staff area was provided through a door along the southern wall.

February 1937 - Ochiltree and Hargrave Architects submitted an application for the demolition of a rear lean to counter; the removal of the wall between the Saloon Bar and the newly created extension to the Public Bar and the removal of the wall between these areas and the corridor, to create a new lounge area.

No building plans were able to be located for the period between 1937 and 1964. During this time it appears that a number of works were undertaken, which altered the ground floor configuration from the plans submitted in 1928. These alterations appear to have involved; the reconfiguration of the Public Bar counter; the addition of a large cool room area to the rear north east corner of the Hotel and the construction of new toilet facilities at the eastern end of the Hotel's Windsor Street elevation.

In 1956, an application was made by Howard Bonner and Associates Architects for the construction of a new outbuilding. It was originally thought that the outbuilding was accommodated within the former stables. However, City of Perth Building plans indicate that the stables were demolished and the outbuildings were constructed as new.

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<sup>4</sup> Chambers, T & G (1928) *Specification of the Work Required in Making the Public Bar at the Norwood Hotel*, City of Perth Building Licence Plans F40/28

In August 1964, Cameron Chisholm and Nichol Architects submitted an application for further alterations and additions to the Norwood Hotel for Westralian Hotels Limited. The main works involved in this application involved the construction of a new lounge area in the rear external space of the Hotel, at the corner where Lord Street and Windsor Street facades joined. Public access to this new lounge area was provided via alterations to the existing office space to create a new corridor, which ran adjacent to the central staircase. In addition to this the south east wall of the existing lounge was demolished to integrate both the existing and new lounge spaces. Ladies toilets and a servery area were constructed along the rear of the Lord Street wing of the Hotel.

In September 1969, the Licensee of the Norwood Hotel submitted plans to the City of Perth to alter the manager's quarters on the south west corner of the second-storey of the Hotel. The works involved connecting the existing rooms of the managers quarters and to form a second bedroom, bathroom and kitchenette.

### **3.2 PHYSICAL EVIDENCE**

The two-storey brick and iron Norwood Hotel at No. 282 Lord Street was constructed in the Federation Stripped Classical style of architecture in 1898. The Hotel is positioned on the corner of Lord Street and Windsor Street with a nil set back to the road verge. The hotel building is constructed on a U shape plan with the base of the U, running along Lord Street, set at an angle with the legs as dictated by the obtuse angle of the street intersection.<sup>5</sup> There is a short truncation at the street intersection. At the ground floor level the hollow of the U has been in filled with the recent addition of a lounge area and toilets.

The painted façade is adorned with a number of timber framed sash windows and the second storey of the Hotel is capped with a stucco pediment decorated with a pilaster and arch motif, which creates interest. The original verandah has been removed and has been replaced with a cantilevered awning which wraps around the façade. The building has been painted an electric blue, with a black pilaster and sash windows.

The portion of the façade, which fronts Lord Street contains seven timber framed sash windows evenly positioned within the second level and seven timber framed sash windows and one door within the ground floor section. The portion of the façade, which fronts Windsor Street, contains four timber framed sash windows and two doors on the ground floor and five timber framed sash windows on the upper floor. At the end of the Windsor Street elevation there is a simple brick two-storey addition. This portion features four small aluminium framed, louvred window arrangements. The corner where the building's two main façades intersect is truncated. This truncated corner features a timber framed sash window within the upper-level and a pair of replacement double doors, with a fan light above, on the ground floor.

Internally the place has been significantly destroyed by vagrants. As discussed in the Historical Evidence section there has been significant alterations and additions over the years. The original ground floor configuration is not discernable. The central original staircase, whilst remaining in situ, has had much of its timber balustrade removed.

The room layout of the upper-storey remains relatively intact, with the exception of the changes to accommodate the managers quarters and the addition and replacement of toilet facilities. The upper level comprises a central hall way from which a number of rooms of varying sizes project; ten rooms project to the east of the corridor and six rooms to the west of the corridor (not including the manager's quarters). However, much of the detailing of these rooms and the hallway area has been removed, such as: the original doors, portions of architraves and wall lining and the fire place surrounds.

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<sup>5</sup> HCWA (1999) *Heritage Assessment for the Norwood Hotel*

### 3.3 COMPARATIVE INFORMATION

The 'State-wide Survey of Hotels 1829 -1937' identifies twelve hotels in the Town of Vincent. They are: the Brisbane Hotel (circa 1900), the Commonwealth Hotel, the Leederville Hotel (circa 1900), the Mount Hawthorn Hotel (circa 1930), the Former Newcastle Club Hotel (circa 1900), the Oxford Hotel (circa 1900), the Queen's Hotel (circa 1900), the Rosemount Hotel (circa 1900), the North Perth Hotel, the Tower Hotel, the Royal Standard Hotel (circa 1900) and the Norwood Hotel (1898).<sup>6</sup>

Nine of the hotels listed in the Town of Vincent are said to date from the turn of the twentieth century, primarily due to their construction in the Federation style. All ten hotels are two-story and are situated on main inner-city thoroughfares, nine on prominent corner locations. However, like the Norwood Hotel, the buildings in most cases have been extensively developed. Much of this has been to suit the changing needs of the hotel trade as a result of night time popularity of the northern areas of the City of Perth since the 1970s.

### 3.4 REFERENCES

Apperly, R, Irving, R and Reynolds, P A *Pictorial Guide to Identifying Architecture*, Angus and Robertson, Australia 1994.

Building Licence Archive Cards.

Hocking Planning and Architecture Collaboration, *Town of Vincent Municipal Heritage Inventory - Draft Thematic History*, Unpublished Report, 2004.

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The Swan Brewery (2006) Available [ONLINE]  
<http://www.australianbeers.com/history/swan.htm>

Chambers, T & G (1928) *Specification of the Work Required in Making the Public Bar at the Norwood Hotel*, City of Perth Building Licence Plans F40/28

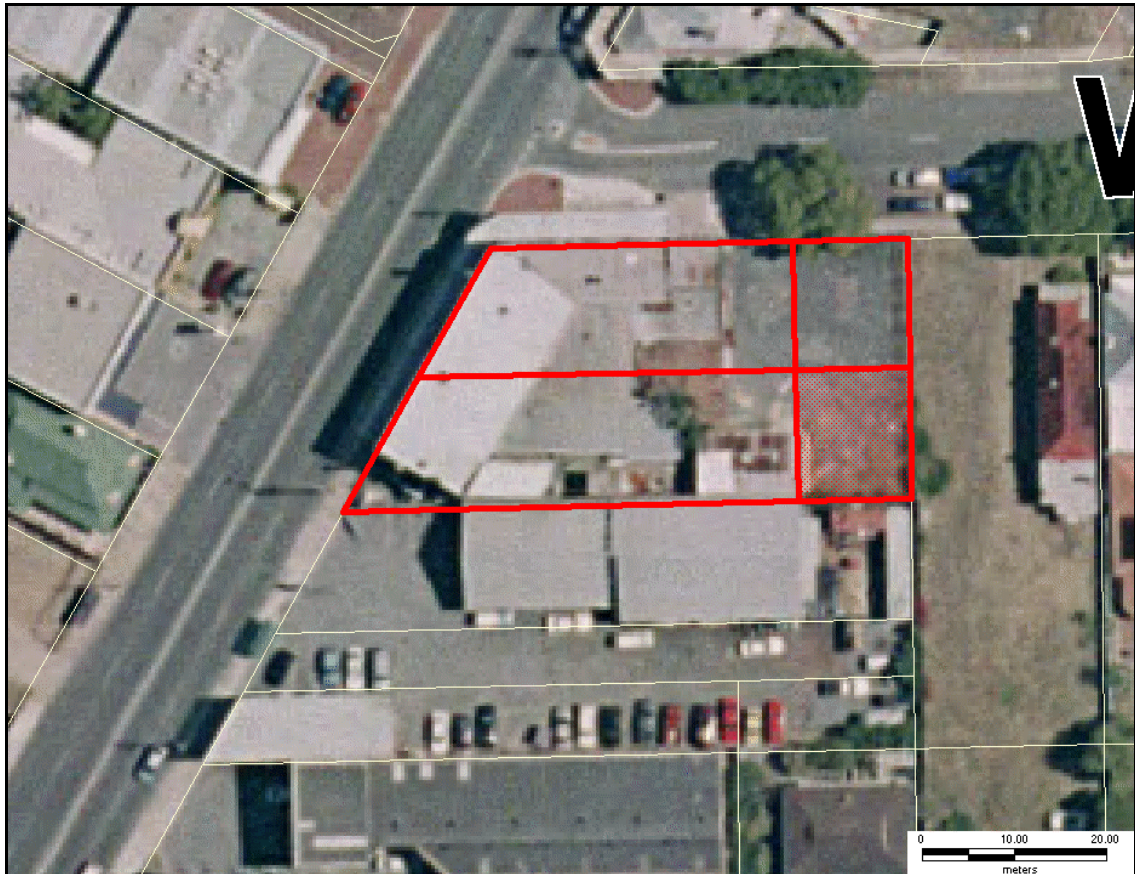
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<sup>6</sup> HCWA (1999) HCWA (1999) *Heritage Assessment for the Norwood Hotel*



## Appendix 1: Themes and Sub-Themes

Theme	Sub-Theme
1. Population and settlement	<ul style="list-style-type: none"> <li>a. Aboriginal occupation</li> <li>b. Surveys and land allocation</li> <li>c. Workers</li> <li>d. Technology</li> <li>e. Government policy</li> <li>f. Depression and boom</li> <li>g. Exploitation</li> <li>h. Residential development</li> <li>i. Redevelopment and infill</li> <li>j. Refurbishment and recycling</li> </ul>
2. Transport and communication	<ul style="list-style-type: none"> <li>a. Roads</li> <li>b. Horses</li> <li>c. Rail</li> <li>d. Mail services</li> <li>e. Newspapers</li> <li>f. Telecommunications</li> <li>g. Bus transport</li> <li>h. Trams</li> </ul>
3. What people did for a living	<ul style="list-style-type: none"> <li>a. Rural activities</li> <li>b. Domestic activities</li> <li>c. Factories</li> <li>d. Retail and commercial businesses</li> <li>e. Government utilities and agencies</li> <li>f. Service industries</li> </ul>
4. What people did together	<ul style="list-style-type: none"> <li>a. Government and politics</li> <li>b. Education</li> <li>c. Law and order</li> <li>d. Community services and utilities</li> <li>e. Sport, recreation and entertainment</li> <li>f. Religion</li> <li>g. Cultural activities</li> <li>h. Health</li> <li>i. Community organisations</li> <li>j. Environment</li> </ul>
5. Outside influences	<ul style="list-style-type: none"> <li>a. Wars</li> <li>b. Other national and world events</li> <li>c. Depression and boom</li> <li>d. Transport routes</li> <li>e. Immigration</li> </ul>
6. Famous people and events	<ul style="list-style-type: none"> <li>a. Aborigines</li> <li>b. Early settlement</li> <li>c. Local heroes and battlers</li> <li>d. Famous and infamous</li> </ul>



Norwood Hotel, No.282 Lord Street Perth - August 2006



Norwood Hotel, No.282 Lord Street Perth - November 2006



Eastern Elevation of the Norwood Hotel



Internal Central Staircase



Ground Floor Bar



Balustrade of Central Stair



Bedroom on First Floor



First Floor Corridor Archway - Evidence of Fire Damage



Evidence of White Ant Activity - First Floor



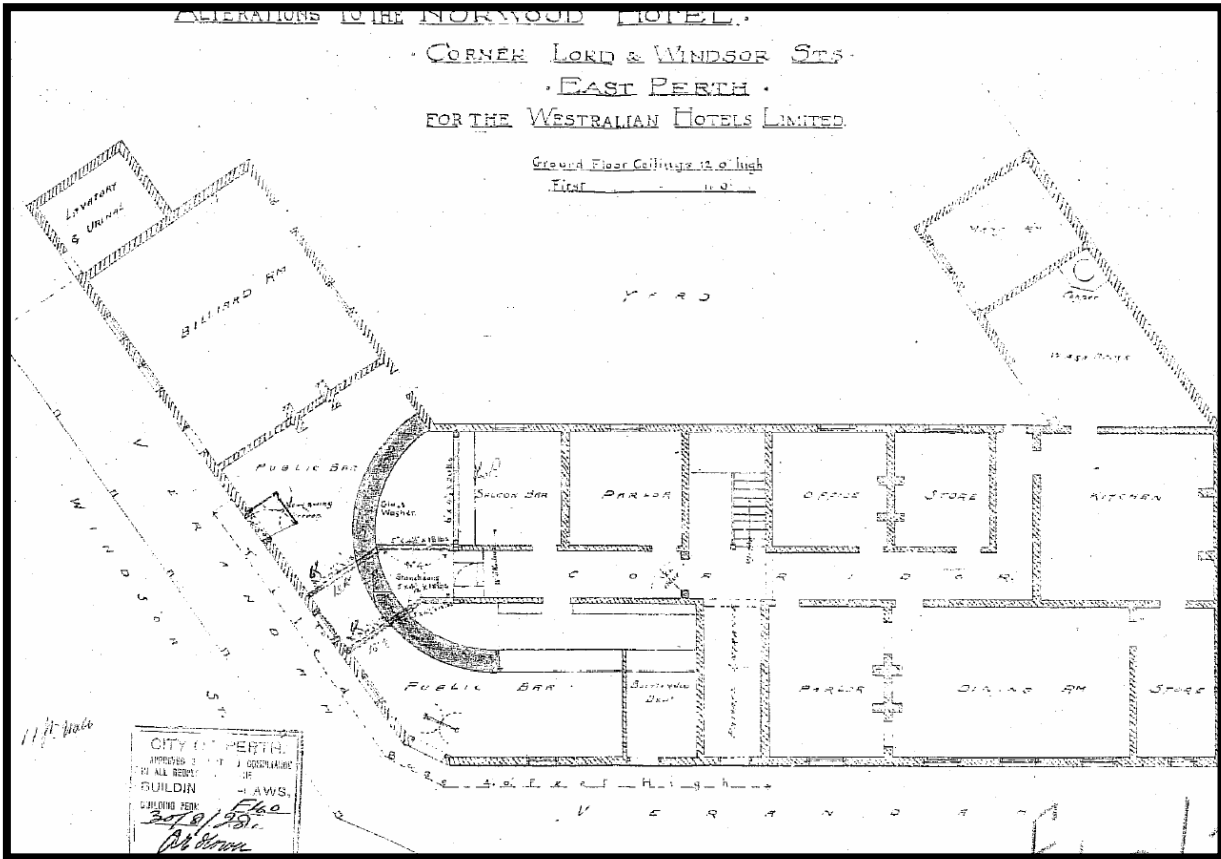
First Floor Bedroom



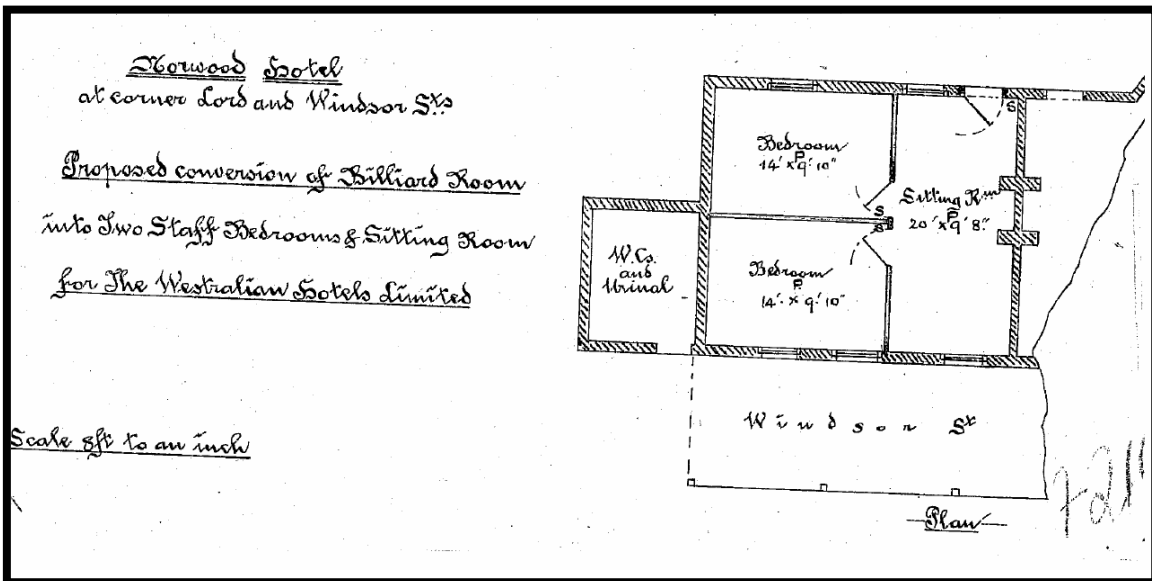
First Floor Corridor



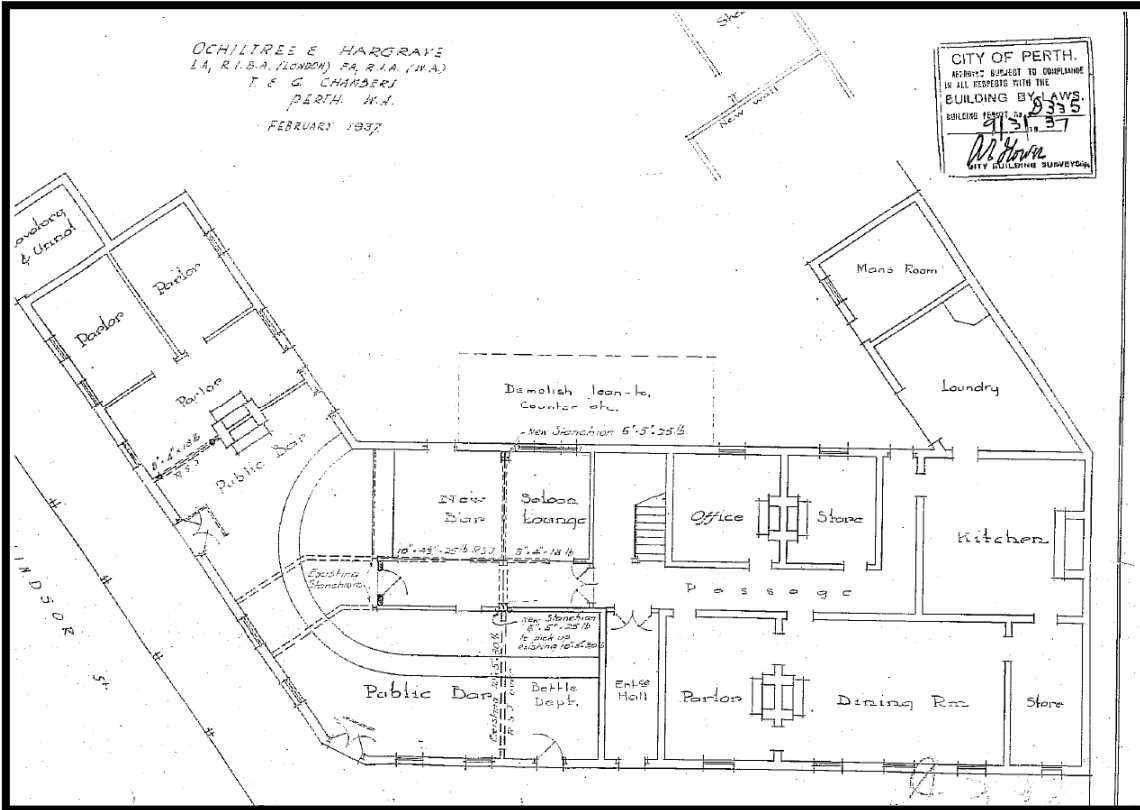
First Floor Toilets



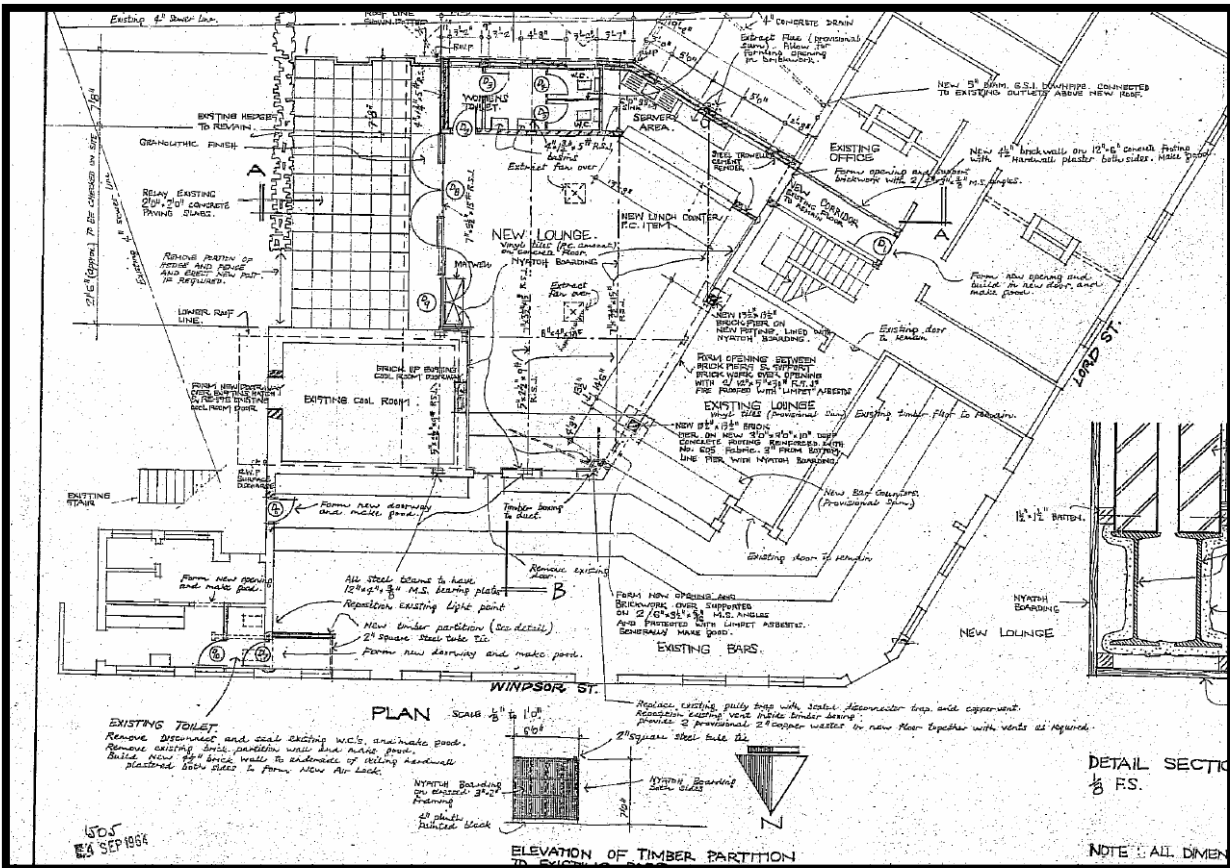
Plans dated 1928 - Ground Floor



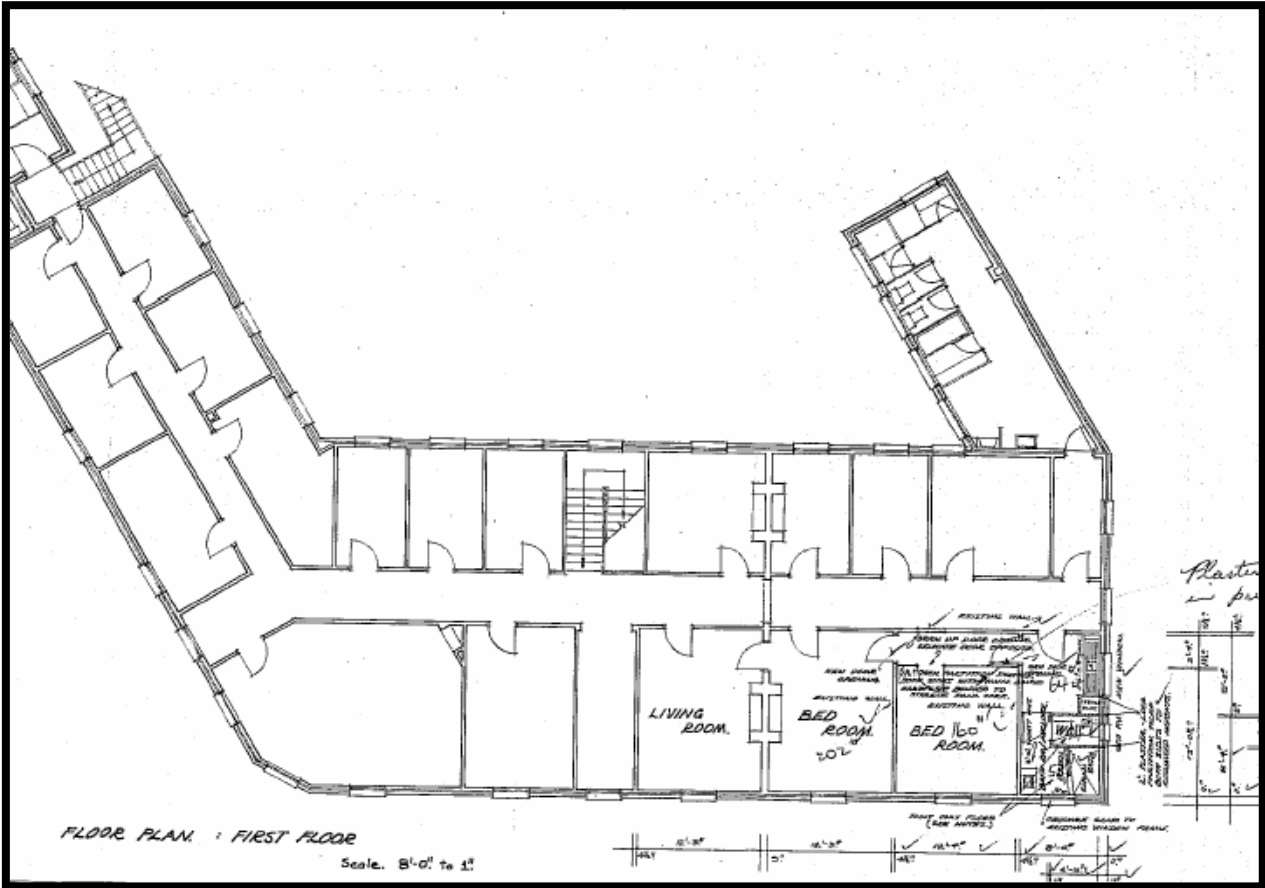
Plans dated 1928- Ground Floor



Plans dated 1937 - Ground Floor



Plans dated 1964 - Ground Floor



Plans dated 1969 - Upper floor