

# QUEENS HOTEL, HIGHGATE



PLACE INFORMATION	
Place name	Queens Hotel
Other names	Newcastle Club Hotel Queens Tavern Hotel Stanley Hotel Gent Residence
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	2426
State Heritage Register:	
Other Listing:	Statewide Hotel Survey Completed 01 Nov 1997 Municipal Inventory Adopted 13 Nov 1995

SITE LOCATION	
Street address	512 - 522 Beaufort St
Locality	Highgate
Survey	LOT:36 DP6537
Vol/folio	1827/113
Reserve	—

SIGNIFICANCE	
Level of significance	<b>Exceptional</b> Essential to the heritage of the area. Rare or outstanding example. Consider for nomination for State Register of Heritage Places if not already included
Management category	<b>Category 1</b> The place should be retained and conserved. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan if one is in place.
Statement of significance	<p>The place is a fine example of a light industrial building in the Inter-War Functionalist Style, with a substantial formal street façade constructed in 1928 and extended in 1942 and 1943. The place is important for its design achievement of incorporating the symmetrical façade of the 1928 building into the balanced façade of the 1943 development.</p> <p>This place is a landmark in the streetscape for its unusual two storey colonnade cum verandah set back from the street.</p> <p>The Queens Hotel was a major hotel development in 1898, located at the heart of the burgeoning Mount Lawley town centre on one of Perth's early tramlines radiating from central Perth.</p> <p>The place has historic value for its association with Joseph John Talbot Hobbs, one of Western Australia's most prominent architects and community leaders.</p> <p>The refurbished Queens Tavern was a landmark development of the 1980s, by Michael Patroni, which re-established it as the social heart of Mount Lawley.</p> <p>The place has continuously served the City of Vincent and wider community as a public house/hotel for more than a century.</p>

PLACE USE	
<b>Original use</b>	Residence: Two Storey Residence
<b>Current use</b>	Commercial: Hotel
<b>Other use</b>	

CONSTRUCTION DETAILS	
<b>Construction date</b>	1897; 1904
<b>Walls</b>	Brick
<b>Roof</b>	Corrugated Metal sheeting
<b>Architectural Style</b>	Federation Free Classical Inter War Functionalist
<b>Physical description</b>	<p>A wide fronted two storey Federation Free Classical hotel with a wide colonnade verandah to the west and north facades formed with masonry piers and timber posts and rails.</p> <p>The Beaufort Street facing façade is spanned by concrete beams balustrades, supporting a first-floor verandah. The western façade fronting Beaufort Street is maroon and cream painted brick and stucco, the southern external wall face is exposed brick with vegetation growing on the wall and the northern side consist of a green painted timber verandah. The hotel has a blue/grey painted corrugated hip and valley roof with gables towards Beaufort Street.</p>
<b>Condition</b>	Good
<b>Integrity</b>	Moderate
<b>Authenticity</b>	High

## HISTORICAL INFORMATION

Part of Perth Suburban lots 147-149, these lots were acquired by Dr Judah Hora, and then by sub-inspector of Police, Thomas Rowe, who subdivided the land. The subdivision was bordered by Beaufort, Harold, Stirling and Lincoln Streets. Beaufort Street was the main thoroughfare to the rapidly developing residential areas of Highgate and immediate surrounds. Mixed residential and commercial development was spreading along Beaufort Street and, in December 1897, a tramline was gazetted to run the length of the street from the Barrack Street jetty to Walcott Street.

The Queen's Tavern was built in 1897 by contractor L. Mearns to a design by architect Joseph J. Talbot Hobbs as a private residence for John A. Gent (a boot manufacturer). Gent leased it the following year (1898) as the Queen's Hotel.

It was listed at No. 446 Beaufort Street in the 1898 City of Perth Rate Books with the owner as Gent, who also owned an adjoining shop. The Hotel was recorded at the time as having a capital value of £4,000.

On 25 May 1898, two police constables from the Highgate Hill station were fired on when pursuing two burglars who had attempted to break into the Hotel. In 1900 the landlord was K Hill, in 1905 it was Charles Waugh, and in 1915, Herbert Merton.

In 1904, architect J.J. Talbot Hobbs was engaged to prepare plans for additions to the hotel for the Swan Brewery Ltd which indicates the hotel had been transferred to new owners.

In 1927, the successor architectural practice of J.J. Talbot Hobbs, Hobbs, Smith and Forbes prepared plans for alterations and additions to the hotel. This is likely to have been the additions to the front elevation which included the brick balustrade and uprights which changed the original character of the building.

**HISTORICAL INFORMATION**

There have been ongoing alterations and additions to the building throughout the 20th century whilst it continued in its original function.

The most significant refurbishment occurred in 1986 as part of the Matilda Bay boutique hotel expansive business enterprise which changed the style of the place. The innovative architectural treatment carried out at that time won architectural awards for architect Michael Patroni.

Since that time there have been minimal changes to the form or extent of the building although internal alterations are likely to have been ongoing.

In 2021, the alfresco area on the northern boundary and a new toilet block was constructed, these changes had no impact on the original structure.

**HISTORICAL INFORMATION**

<b>Historic theme</b>	Economy: Commerce Cultural Life: Recreation - Arts, Cultural and Entertainment. Peopling WA: Demographic Development.	
<b>Associations</b>	J. J. Talbot Hobbs John Gent  Michael Patroni	Architect Owner and original occupant Architect
<b>Sources</b>	Taylor, J. (2009). Joseph John Talbot Hobbs (1864-1938): and his Australian-English architecture. The West Australian, 18 June 1927, p. 8. Municipal Heritage Inventory 2006. Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



*QUEEN'S HOTEL, C1920. COURTESY SLWA IMAGE B2350707\_2.*