

# COMMONWEALTH HOTEL (FMR), NORTH PERTH



PLACE INFORMATION	
<b>Place name</b>	Commonwealth Hotel (fmr)
<b>Other names</b>	Hyde Park Hotel Higgins Hyde Park Hotel
<b>Place type</b>	Individual building or group

HERITAGE LISTING	
<b>inHerit ID:</b>	14914
<b>State Heritage Register:</b>	
<b>Other Listing:</b>	Statewide Hotel Survey Completed 01 Nov 1997 Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
<b>Street address</b>	331-367 Bulwer St
<b>Locality</b>	North Perth
<b>Survey</b>	LOT: 800 D/P: 65363
<b>Vol/folio</b>	2753/556
<b>Reserve</b>	—

SIGNIFICANCE	
<b>Level of significance</b>	<b>Considerable</b> Very important to the heritage of the locality. High degree of integrity/ authenticity
<b>Management category</b>	<b>Category 2</b> Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
<b>Statement of significance</b>	<p>The place has some aesthetic value for the remaining evidence of its construction in 1901 which is largely its form, scale and arrangement of internal spaces.</p> <p>The place has landmark value for its location on this prominent location since 1901 when it would have dominated the streetscape.</p> <p>This hotel has operated continuously as licensed premises since 1901, providing a social focus for the neighbourhood and demonstrates the development of the area in the late 19th century.</p> <p>The hotel has historic value for its association with the practitioners and audience of Jazz music in Perth as the hotel was the venue for the Jazz society for many decades.</p> <p>The hotel has been the attended by many members of the community from the early 20th century and is valued for its contribution to the community sense of place.</p>

PLACE USE	
<b>Original use</b>	Commerce: Hotel, Tavern or Inn
<b>Current use</b>	Commerce: Hotel, Tavern or Inn
<b>Other use</b>	

CONSTRUCTION DETAILS	
<b>Construction date</b>	1901; 1970s; 2007; 2011;
<b>Walls</b>	Painted Brick
<b>Roof</b>	Corrugated metal sheeting
<b>Architectural Style</b>	Federation Free Classical
<b>Physical description</b>	<p>The original hotel building is a tall double storey building, capped with a high parapet wall. The proportions of the building have been drastically changed by the loss of two storey verandahs and changes to fenestration.</p> <p>The loss of the verandahs has given emphasis to the grand proportions and composition of the basic building. This is further highlighted by the contrasting paint finish with light rendered vertical panels each side of doorways.</p> <p>The verticals are contrasted with intrusive horizontal banding at window head height at both floor levels.</p> <p>A suspended boxed canopy extends around the truncated corner and both street frontages. The roof is not visible due to a continuous parapet that has minimal decoration other than recessed panels.</p>

CONSTRUCTION DETAILS	
<b>Physical description</b>	<p>The ground level doors and windows are an adhoc combination of interventions. The hotel extension and bottle shop were additions of the early 1970s now much adapted, were constructed in ribbed concrete blockwork and ribbed metal deck.</p> <p>Zero setbacks to the street.</p>
<b>Condition</b>	Good
<b>Integrity</b>	Moderate
<b>Authenticity</b>	High

HISTORICAL INFORMATION	
<p>The Hyde Park Hotel was originally named the Commonwealth Hotel and is first recorded in the Post Office Directories in 1901. Its completion at this time is consistent with the naming of the hotel in honour of Federation of the States, in January 1st 1901. In January 1901, Harry Williams advertised for tenders for contractors to build the hotel but no architect is named in his advertisement.</p> <p>Proprietor Harry Williams advertised for a hotelkeeper in July 1901 for the nearly completed hotel which 'comprised, 40 rooms, large cellar and a spacious verandah on both frontages'. The first manager was Charles Simms, formerly of the Broken Hill Hotel in Kalgoorlie.</p> <p>An item in the local press in February 1902 states, 'this newly built hotel is one of the largest and best appointed of all the Hostelries, and is fitted up in the most modern manner'.</p> <p>The Commonwealth Hotel was one of a number of hotels constructed in the developing area of northern Perth in the late 1890s and early 20th century. The manager in 1905 was G. Clarke and in 1915, Stephen J. Lillis.</p>	

**HISTORICAL INFORMATION**

In 1935, the owner Harry Williams died and the property was offered for sale. It was described as containing '3 bars, 3 parlours, dining room, office, kitchen, servery, scullery, pantry, maid's room and storeroom. On the first floor 14 bedrooms, 3 servants rooms, sitting room, private parlour, 3 bathrooms, ironing room, pantry and linen press, and spacious balconies. Also a good cellar.'

The property changed hands and by 1938 Dick Turkington was the manager. In 1942 Jack Hewitt took over, possibly due to Dirk Turkington becoming involved in the war effort (World War II).

In 1944, it was listed as the Hyde Park Hotel for the first time and was run by E.M Bannan from 1944 to 1945. Dirk Turkington returned to run it in 1946, and he was still running the place in 1949. An extension to the hotel, on the southern side, provided a performance venue for live music and which has become the home of live jazz performance in Perth for more than three decades.

The verandahs were removed sometime in the mid 20th century, which was a common practice at this time.

In 2007, the hotel was purchased by the Woolworths group and the Perth Jazz Society was forced to move its headquarters from here to another venue. A drive-in bottle shop was also added at the same time as the live performance area to the south-west corner of the building.

Aerial photographs from the late 20th century show the demolition of two of the four residential buildings on the north western edge of the property in 1984-1985 which became parking areas. The other two buildings were similarly demolished in the early 1990s. The hotel building was also expanded at this time. Also shown is the roof replacement on both sections of building in 2011.

The hotel has undergone constant refurbishment in response to client expectations and changing standards and continues to operate as a hotel although no longer offering accommodation.

**HISTORICAL INFORMATION**

<b>Historic theme</b>	Economy: Commerce Peopling WA: Demographic Development	
<b>Associations</b>	Harry Williams Dick Turkington	Original owner Long term licensee
<b>Sources</b>	The West Australian, 16 January 1901, p. 1; 1 July 1901, p. 3; 1 February 1902, p. 5. The Daily News, 22 June 1935, p. 19. Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



*Hyde Park Hotel 2010. Courtesy Mignor.net*