

# ROSEMOUNT HOTEL, NORTH PERTH



PLACE INFORMATION	
Place name	Rosemount Hotel
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	14915
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 03 Apr 2007 Statewide Hotel Survey Completed 01 Nov 1997

SITE LOCATION	
Street address	459 Fitzgerald St
Locality	North Perth
Survey	LOT: 8 D/P: 1647 LOT: 9 D/P: 1647
Vol/folio	1437/793
Reserve	—

SIGNIFICANCE	
Level of significance	<b>Considerable</b> Very important to the heritage of the locality. High degree of integrity/ authenticity
Management category	<b>Category 2</b> Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Statement of significance	<p>The place has aesthetic value for the remaining form of its construction in the Federation Queen Anne style and as a prominent landmark in the streetscape.</p> <p>The place has historical value as a hotel, which was constructed at the time of the Gold Boom, modified in the Inter War period which were significant cultural and development phases in the history of Western Australia.</p> <p>With its public bar and dining facilities at ground floor level and bedroom accommodation on the upper floor, the place is representative of the type of hotels built around the turn of the century.</p> <p>The adaptation and remodelling of the hotel in the Inter War period is indicative of the changes in hotel design and use.</p> <p>The place has social value as a continuously licensed and operating hotel from 1902, providing a social venue and meeting place for the local community.</p>

PLACE USE	
<b>Original use</b>	Commercial: Hotel, Tavern or Inn
<b>Current use</b>	Commercial: Hotel, Tavern or Inn
<b>Other use</b>	Residential: Two Storey Residence

CONSTRUCTION DETAILS	
<b>Construction date</b>	1902; 1937; 2022
<b>Walls</b>	Painted Brick Rendered Brick
<b>Roof</b>	Corrugated metal sheeting
<b>Architectural Style</b>	Inter-War Stripped Classical Federation Queen Anne
<b>Physical description</b>	<p>The hotel is positioned on the corner of Fitzgerald Street and Angove Street with a nil set back to the path. The ground floor truncated corner entry to the hotel has been bricked up and has a fixed window in its place. Today the hotel stands with minimal detail and has been entirely painted white with small details on the parapet.</p> <p>The ground floor of the Angove Street façade comprises six rectangular windows with mullion detail and one entry door. The Fitzgerald Street façade comprises one rectangular window along the northern end, three long timber framed casement windows and along the southern end. A porch area is located between the two different sets of windows and has the words 'Rosemount Hotel' above its entry. The porch is accessed via three steps, which lead to two sets of French doors with sidelights. On the second storey are casement windows in an array along both street frontages with the western end of Angove street comprising of five large openings, which shelter a large balcony area.</p>
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	Moderate

## HISTORICAL INFORMATION

Initially called Woodville and Toorak after the area's early estates, it was not until c.1901 that the area was named North Perth. The area was seen as desirable as housing was relatively cheap, and was within walking distance to the city. North Perth was then on the outskirts of the Perth metropolitan area, with bushland extending from the suburbs limits.

By 1903 subdivision had grown so rapidly that North Perth's street plan extended to the junction of Walcott Street and Wanneroo Road, although many of these were to remain bush tracks for years. Fitzgerald Street has always been an important transport link between the city centre and the farms and industry north of the city. Its significance increased with the development of suburbs in North Perth, Mount Lawley and Osborne Park in the early 1900s, as can be measured by the number of hotels that were erected along its length, particularly on corner locations, which include the Hyde Park Hotel (formerly known as the Commonwealth Hotel and this place, the Rosemount Hotel. Trams from the city to North Perth ran along Fitzgerald Street from 1900 to 1953. Roads were constructed or upgraded to provide a firm base for the tracks. The lines entered Fitzgerald Street from Bulwer Street with the first route ending at Forrest Street. The Fitzgerald Street line was continued north along Angove Street with the Albert Street terminus opening in 1906. The line extended to Charles Street in 1927. These extensions led to rapid growth in North Perth. While only 12% of the blocks built on in 1904, this rose to 36% by 1911.

As Perth entered a new century it moved away from being a small town to a growing city. This expansion was stimulated by the gold mining industry, the first being in the Kimberley in 1885. This had led to an influx of miners, merchants, builders, architects and other professionals seeking their fortune. The physical nature of Perth changed with the increase in wealth and population and this enabled growth in the real estate, businesses and industry. Prior to the Gold Rush, Perth consisted mainly of simply residences and low lying shops and factories. However, by the end of the 19th century, the city had become transformed by elaborate, architecturally designed, multi-storey buildings. This era also saw the development of the State's hotel industry.

### HISTORICAL INFORMATION

In the 1850s many hotels were built by enterprising individuals, causing some concern to Governor Kennedy. In Perth there was one hotel for every 73.6 adult males. The typical hotel of this era was often on a corner block with the entrance to the public bar on the corner and the door to the hotel proper off one of the streets. A verandah, sometimes seven metres wide, with a balcony, extended along both streets. The grander hotels added elaborate towers and cupolas on the corner and cast iron lace was commonly used.

A clipping from an unknown document, which was provided by an owner states that the 'Rosemount Hotel has stood since 1902 and was the more respectable of North Perth's two pubs managed for many years by the Little family.' Tenders for the construction of the hotel were called in early 1902 by architect Charles Lancelot Oldham for the owner A. Dowell. Later that year, tenders were called for potential licensees to manage the hotel.

Wise's Post Office Directories first list the Rosemount Hotel in 1904 with Mr N.A Gilchrist as the proprietor. However, the Perth Water Department Plans circa 1902 illustrate that the Rosemount was extant at that time.

The two-storey brick and iron Rosemount Hotel was constructed in the Federation Filigree style of architecture. However none of this original facade detail remains. The Federation period in which the subject place was constructed marked a decline in the use of cast iron for structural and ornamental components for verandahs and a marked growth in the use of timber for these components.

Early photographs of the Rosemount Hotel, indicate that the timber detail of the place including posts, balustrade, brackets and valances had a thicker quality than cast-iron, but it still created the 'filigree screen' effect. The hotel was originally half of its current size (2024) and only extended four bays along Angove Street. The facade was presumably tuck pointed red brick, which had two string courses, one along the ground floor level and one along the first floor, as can be distinguished from the circa 1910 photograph. The windows were timber sash and similarly to the doors were headed by distinct discharging arches possibly constructed from stone. The facade had a continuous decorative two-storey timber verandah, which is no longer extant. Wise's Post Office Directories list a number of proprietors of the hotel, who include: Mr Archibald Cale in 1905, Mr Herbert Murton from 1906 to 1908, Mr William Cutmore from 1909 to 1911, Mrs J Loughin in 1912, Mr Dennis Fitzgerald 1913 to 1918 and Mr R. Lakey from 1919 to at least 1949.

### HISTORICAL INFORMATION

A clipping from an unknown document dating from the early twentieth century period circa 1910, which was provided by one of the current owners provides insight into the history of the place: *'the well-known Hotel having been recently renovated and refurbished throughout, offers the best accommodation. All bedrooms open onto balcony. Special attention given to visitors from the Goldfields and Country by the Proprietor, W.B Cutmore, who is an old prospector. Excellent table and liquors. First-class Billiard Table. Telegrams and Letters will receive immediate attention'* Terms: 35/- per week. Another document provided by the owner states that the *'Rosemount Hotel was extensively renovated in the art deco style in the later 1930s and while the public bar remained the noisy, smoky milieu of gregarious masculinity, its dining and accommodation aspired to a more up-market clientele.'* These renovations were designed by architect William G. Bennett in 1937 and comprised the remodelling and extension of the bar and a new bedroom wing.

Currently, only a portion of the Rosemount Hotel is actively being used. The down stairs former public bar area had been modified and enlarged as a live music venue and a large beer garden is located on the western side of the hotel. The former dining room, the accommodation upstairs, the proprietor's quarters were not in use.

Aerial photographs from the late 20th century show that the Rosemount Hotel building remained mostly unchanged while the block had some additions including a drive-through bottle shop in the late 1990s and adjustments made to the parking area. The main building had only alterations to the outdoor areas and the addition of solar panels across all the roofs in 2022.

### HISTORICAL INFORMATION

<b>Historic theme</b>	Peopling WA: Demographic development Cultural Life: Domestic Life Economy: Commerce Infrastructure: Transport and Communications	
<b>Associations</b>	A. Dowell Charles Lancelot Oldham William G. Bennett	Original owner Architect Architect
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. The West Australian, 15 April 1902, p. 1; 19 June 1937, p. 6.	

ADDITIONAL PHOTOGRAPHS



*Rosemount Hotel, c1902. Courtesy City of Vincent Library*