

LEEDERVILLE HOTEL, LEEDERVILLE



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

HERITAGE LISTING	
inHerit ID:	2201
State Heritage Register:	
Other Listing:	Municipal Inventory 13 Nov 1995 Statewide Hotel Survey 1 Nov 1997 Art Deco Significant Bldg Survey Completed 30 Jun 1994

SITE LOCATION	
Street address	742 Newcastle St
Locality	Leederville
Survey	LOT: 301 D/P: 416772
Vol/folio	2999/457
Reserve	—

SIGNIFICANCE	
Level of significance	Considerable Very important to the heritage of the locality. High degree of integrity/authenticity.
Management category	Category 2 Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.
Statement of significance	<p>Leederville Hotel has aesthetic value for the remaining form and evidence of its construction in the Federation Romanesque style.</p> <p>The corner tower is a landmark, terminating the vista along Newcastle Street.</p> <p>The place has historic value for its association with the economic boom and rapid increase in population in WA, and the Leederville district in particular resulting from the Gold Boom in the late nineteenth century.</p> <p>The place has social value as it has operated continuously as licensed premises and has been a social and entertainment venue for more than a century.</p> <p>Its longevity in the streetscape contributes to the community sense of place.</p>

PLACE USE	
Original use	Commercial: Hotel, Tavern or Inn
Current use	Commercial: Hotel, Tavern or Inn
Other use	

CONSTRUCTION DETAILS	
Construction date	1897, 1922; 1971; 1990s; 2008/9; 2016; 2021
Walls	Brick; Rendered Brick
Roof	Corrugated Metal Sheeting
Architectural Style	Federation Romanesque
Physical description	<p>A two-storey hotel that addresses both streets. The corner truncation is identified by the distinctive octagonal tower, with its pyramidal roof.</p> <p>The eastern end of the building has a small gable with a circular air vent. The fenestration appears original, although the verandah has been replaced with a standard cantilevered awning that has a ripple iron verandah soffit.</p> <p>A two-storey verandah would commonly have masked the irregularities in the upper storey fenestration. The ground floor windows are arched with heavy stucco surrounds. Extensions on the eastern side of the building date from c.1970's.</p> <p>External finishes have been adapted and major reworks and insertions are added to the rear of the building. Zero setbacks on both streets.</p>
Condition	Good
Integrity	Moderate
Authenticity	High

HISTORICAL INFORMATION

The Leederville Hotel was constructed in 1897 and appears on the 1897 PWD sewerage plans. Early owners were James Stewart Bennet, a Leederville agent, Perth grocer George Hunter Snowball, Northam hotelkeeper Michael Cody, developer Thomas George Molloy, and John Patrick Walsh. The architect and builder have not been determined.

In 1898, the licensee was Charles H. Winter, who was also the licensee from 1901 to 1905. In 1914, the hotel was purchased by the Swan Brewery Company Limited.

In 1928, during the period when existing hotels were undergoing modernization, as a result of an amendment in 1922 to the Licensing Act and calls for increased hygiene, tenders were called for 'the construction of extensive alterations, additions and new bar fittings'. The work was overseen by architectural firm Hobbs, Smith and Forbes. The two-storey bullnose verandah may have been removed at this time.

In 1930, the hotel was listed in Wise's Post Office Directories as 242 Carr Street and the licensee was J. J. Prendergast. He was an accountant who later ran the Oxford Hotel at 368 Oxford Street.

In 1949, the last year of the Directories, it was E.C. (Mick) Caddy, a very colourful and popular personality. The Caddy family lived on the premises, as had the Prendergasts, and their son Haldane used the tower as a play room. No changes were made to the fabric of the hotel during the Caddy's tenure but the area where Hal played cricket and tennis alongside the hotel was later incorporated as part of the building. The Leederville Hotel was a popular venue for the football crowds, being only a minute's walk from the Leederville Oval, the home of the West Perth Football Club until 1994.

In the early days there were no bar facilities at the oval and this led to half-time and much longer post-game drinking session in the public bar. In 1953, West Perth's new playing coach arrived from Melbourne and lived at the hotel for 18 months until other accommodation was found for him. Other long-term residents included a bank manager and other business people and at some time the tower was occupied by an artist who drowned himself in a tub in the room, leading to the claim that the tower is haunted.

HISTORICAL INFORMATION

Various alterations have been carried out to the hotel over the years as licensing and social requirements have changed. In 1971, the area behind the building, fronting Vincent Street and originally the site of single residential housing, was acquired and later developed as a car park and drive-in bottle shop. From 1989 to 1993, the hotel was owned by the Willoughby family of Kalgoorlie. More recent alterations have opened up the first floor areas to provide added space for entertainment.

In 2008, the hotel had five function areas, nine bars (five open-air and four indoor), a large undercover outdoor area and a number of mega screens showing all sports including international events. There were six main areas available for functions include the Con Bar (1,600 people) and the Band Room (400 people).

Aerial photographs from the mid 20th century onwards show the alterations to the subject site through the years. Most substantially in the 1990s when large additions were made to the north side of the block, and in 2008-2009 when the east side of the block was demolished and rebuilt into outdoor and undercover areas.

Streetscape photographs indicate that the paint on the external walls was removed in 2016.

In 2021 the 1990s additions were replaced with another structure and more outdoor seating. There have been few visible changes since then.

HISTORICAL INFORMATION

Historic theme	Economy: Commerce	
	Cultural Life: Recreation - Arts, Culture and Entertainment	
	Peopling WA: Demographic Development	
Associations	James Stewart Bennet	Owner
	George Hunter Snowball	Owner
	Michael Cody	Owner
	Thomas George Molloy	Owner
	John Patrick Walsh	Owner
	Charles H. Winter	Licensee
	Swan Brewery Company Ltd	Owner
	Hobbs, Smith and Forbes	Architects
	J. J. Prendergast	Licensee
	E. C. Caddy	Licensee
	Willoughby family	Owners
Sources	Municipal Heritage Inventory 2006	
	Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES



Leederville Hotel verandahs at right, c1959. City of Vincent library image 1016001.



View of the Leederville Hotel, 1985. SLWA image b3663069_3