

**Heritage Item #**

MI Reference: 67 HCWA No: 1862	Place Name: Northam Tavern	Other Name/s: Northam Hotel
		Date of Review: September 2021



Address: 75 Fitzgerald Street East, Northam	Lot No: 49 and 50 Property Key: Plan Diagram: Vol Folio: 1521/884 Assess No: A11014
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Locality: Northam	GPS:
Current Use: Hotel/ Tavern	Original Use(s): Hotel

**HERITAGE LISTINGS**

Listings:

**CONSTRUCTION**

Date of Construction: 1887 (altered 1913)

Architect / Builder:

Architectural Style: Victorian Rustic Gothic &amp; Federation Filigree

**PHYSICAL EVIDENCE**

Description:

Northam Tavern, located at 75 Fitzgerald Street East, is a two-storey rendered masonry building with a corrugated short sheet steel hip and gable roof displaying characteristics of both Victorian Rustic Gothic and Federation Filigree style of architecture.

The main building is symmetrical with a ground floor extension to the north. There are two projecting wings with gable ends flanking a central two-storey verandah. The verandah extends off the main roof line with a corrugated steel roof supported by square timber posts. The first-floor timber balustrade to the verandah is in poor condition. The ground floor section of the verandah is enclosed by a garrison style steel fence.

There are two painted brick chimneys with elaborate corbelled construction. The two projecting gables have half-timbered ends with a rough rendered infill. The walls have a textured rendered pebbledash finish with evidence of rendered banding beneath. The windows are timber framed casement with arched heads and fanlight highlights above and rendered detailing below the sills.

<p>The ground floor extension to the north has a parapet roof with the word 'Northam' inscribed across and evidence of the word Tavern having previously existed. This section has double timber doors and timber casement windows with highlights and a timber framed corrugated steel awning above. A drive thru bottle shop is attached to the south of the Tavern.</p>
<p>Condition: Fair</p>
<p><b>HISTORICAL</b></p>
<p>Notes:  <i>The following information has been sourced from the heritage assessment of 23-325 &amp; 16-334 Fitzgerald Street and 1-15 &amp; 12-18 Peel Terrace, Northam, prepared by Greenward Consulting, June 2015.</i></p> <p>The original hotel was thought to have been built on the site in 1887 however it is possible a hotel may have been operating on this site as early as 1871. In 1900, Thomas Sermon owned the place. Documentary evidence confirms that the place was extensively altered in 1913 (consistent with the detailing of much of the present façade):</p> <p><i>The plans and specifications for the practical rebuilding of the Northam Hotel were submitted by Mr. Cumpston for Mr. McManus, and were duly approved of. When the proposed building is completed, it will be carried out to the edge of the footpath, and will have an imposing frontage to the street, with a particularly broad balcony. The lowest possible cost of the alterations will be £1,500.</i></p> <p>And;</p> <p><i>TENDERS are invited until noon on Thursday, the 30th inst., for extensive ALTERATIONS and ADDITIONS to the NORTHAM HOTEL, for Con. McManus. Esq. Plans and all particulars may be had at my office .... L BOWSER CUMPSTON, Architect.</i></p> <p>Other alterations have been undertaken over time, including a single storey extension at the southern end (prior to 1933).</p> <p>The Drive Through Bottle Shop was constructed as an addition to the Northam Tavern in 2000.</p>
<p>Theme: Hospitality Industry &amp; Tourism</p>
<p>Associations:</p>
<p>Heritage Assessment or Conservation Plan: Heritage Assessment of 23-325 &amp; 16-334 Fitzgerald Street and 1-15 &amp; 12-18 Peel Terrace, Northam. Prepared by Greenward Consulting, June 2015.</p>
<p>Public Access: Yes</p>
<p><b>SIGNIFICANCE</b></p>
<p>Level of Integrity: High</p>
<p>Level of Authenticity: Medium</p>
<p>Statement of Significance:</p>
<p>Northam Tavern is of cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• The place is significant for associations with the site since the 1880s, and the social 'sense of place'.</li> <li>• The place is aesthetically pleasing and contributes to the streetscape of the main commercial street of Northam.</li> </ul>
<p>Level of Significance: Considerable</p>
<p>Heritage Category: 2</p>

Additional Photographs



West Façade  
Source: Municipal Heritage Inventory,  
2012



Chimney  
Source: Stephen Carrick Architects  
September 2021



Gable end of southern projecting wing  
Source: Stephen Carrick Architects  
September 2021



Northern projecting wing  
Source: Stephen Carrick Architects  
September 2021



Central two storey verandah  
Source: Stephen Carrick Architects  
September 2021



Northam sign  
Source: Stephen Carrick Architects  
September 2021