







Philip Griffiths Architects joined the project in the planning stages to look at its heritage values, aspects requiring conservation, and how to adapt a 100 year old hotel into four luxurious apartments. The design intent was to return the exterior as closely as possible to its 1908 appearance, conserve the main staircase and hall, and create unique, luxuriously appointed, contemporary apartments within the restored building envelope, capitalising on the extraordinary views to the Swan River.



A WEST AUSTRALIAN ICON

Without question one of Perth's most treasured heritage icons, Steves is synonymous with Western Australia's premium wine, food and lifestyle. Situated on the prime and picturesque Nedlands foreshore, just 10 minutes from the Perth Central Business District, the 100 year old Federation building offers a rare residential heritage opportunity in one of the world's youngest and most entrepreneurial capital cities.

Steves four luxury apartments enjoy uninterrupted views of the pristine Swan River, and are set in the original hotel that has etched its colourful mark in the history of Perth's business establishment. First built as a residential hotel for farmers and country residents, the Nedlands' Park Hotel was once serviced by a tram from the city centre. Purchased in 1935 by Stephen McHenry, the hotel soon became fondly known as Steves. The McHenry family then acquired the freehold from the Swan Brewery in 1977 and has remained committed to the authenticity of the building ever since.





A FEW VISITORS AT SUTTONS HOTEL NEDLANDS



REDEFINED FOR LIFE

Upon making the decision to transform the Steves site into an exclusive residential apartment development, the McHenry family, working in close association with the Heritage Council, prepared a heritage report that was adopted by the Nedlands City Council. The original Steves Hotel structure was viewed as the central aspect to the plans with the additional apartment buildings included as utilisation of the one hectare site.

The original plans for the Federation style building were consulted to enhance the architectural character of the four Steves apartments. Over sixty changes have been made to the original building with heritage design details such as window frames, art deco arches and the balcony detailing being stripped out and returned to the original shell. The one hundred year old central staircase and fresco arches remain intact, the building's integrity is largely unchanged and Steves retains all of its revered riverside charm.



AGELESS FEDERATION CHARM

Residents will now step from Steves grand old central staircase into four palatial open plan apartments with a contemporary 21st Century fit out. Each luxury apartment offers residents three large bedrooms, each with luxurious ensuite plus open plan dining, kitchen and lounge. Maximising natural light and entertainment areas with generous north and south facing verandas, each apartment combines art deco atmospherics with sophisticated open plan living.

Blending the old and new, Steves original veranda features have been restored to period authenticity, with a kinetic sensed intelligent lighting system showcasing key heritage design features such as archways and hallways. To give an indication of the projects attention to detail, the meticulous tuck pointing of the original brickwork took approximately one year to scrape out the mortar and replace damaged bricks. Downstairs, concertinaed doors and bay windows welcome residents and guests into the spacious foyers which are further enhanced by the addition of large gas fireplaces, exquisitely finished in Italian marble.





ATTENTION TO DETAIL

Transforming a masterpiece requires masters of trade. Patiently weaving their magic upon Steves hallowed architectural details, hand picked experts have fulfilled a commitment to conserve and restore through the practice of traditional artisan methods.

Brendan Mainstone has extensive experience in the preservation of West Australian landmarks and over the last few years has used his skills in the redevelopment of the Art Deco Raffles Hotel and the iconic Caves House, now fully restored to its 1930's glamour. Brendan's team of master craftsmen include Gary Mottram who honed his talent in the highlands of Scotland, and has lovingly restored many country estates to their former glory. Gary's skills lead him to work for Royalty and this connection continued upon his arrival in Australia, with his restoration of the Governor's residence in Perth city. William Edwards and Mark Jones worked together in the UK on the restoration of numerous landmark hotels and historic buildings, including Cardiff Castle in Wales. They emigrated to Australia in 2000 and have continued to follow their enduring passion for quality restoration.



LAND OF OPPORTUNITY



Blessed with uninterrupted views of the beautiful Swan River, Steves apartments are located at the junction of two of Perth's most affluent and desirable street addresses - Nedland's Broadway and The Avenue. This is the very heart of Perth's social, business and lifestyle elite, and the centre for both work and play.

Poised on the edge of Perth's central business district and the thriving mining headquarters of West Perth, Steves is in the perfect location to conduct both Australian and international business. In addition, the University of Western Australia is a world leading research institution, and its learning spires and parklands are an easy walk away.

This land is blessed with clean air, a Mediterranean climate and balmy evenings. The local residents play hard too and are renowned for their down to earth hospitality, long barbecues and penchant for fine wine (much of it derived from the premium Margaret River wine growing region).





RIVER OF DREAMS

Bordered by the prestigious Royal Perth Yacht Club, Perth Flying Squadron, Nedlands Yacht Club and the internationally renowned Matilda Bay, Steves offers residents the ultimate city harbour lifestyle with easy boat and yacht access to the Swan River, Indian Ocean and Rottnest Island.

Whether its twilight sailing around the 'Swan' or a short powerboat ride for scuba diving, game fishing or a lazy lunch in one of Rottnest Island's stunning coral reef bays, Steves prime location lets you make the most of Perth's aquatic playground.

Watersports such as parasailing, jetskiing, surfcats, fishing and waterskiing are also available on your doorstep along with the University of Western Australia Rowing Club. Exclusive and immaculate golf courses including Burswood Casino and Royal Perth are also in close proximity for your enjoyment



A GRAND ENTRANCE

Perhaps even as far back as 1908 one of Steves most redeeming features was its majestic staircase that initiated a grand entrance to all those who visited. Throughout the redevelopment great care and the utmost respect has been afforded to this historical centrepiece and the results clearly speak for themselves. With painstaking attention to detail and master craftsmanship, the century old timbers both on the staircase and balustrading make for a brilliant leading aspect to each apartment.

As one would expect from such a development, the apartments themselves proffer vast amounts of space and lashings of natural light and contemporary style. The seamless integration of outdoor balcony and open-plan indoor kitchen and dining rooms is perfect for both large scale entertaining or intimate at-home dining.





SPOILT FOR CHOICE

The choices are endless- from the federation balcony, residents' view includes the charming Jo Jo's Café on the Nedland's waterfront, from there, a short walk will take you to Perth's best views, riverside parks and beaches. Close to the city for business and a short drive to the shopping hotspots and café culture of Claremont, Subiaco and funky Leederville, Steves is perfectly positioned to make the most of a privileged lifestyle.

Dotted with cycle paths, yacht clubs, lush playing fields and prime waterfront restaurants, Nedland's nearby riverfront parks offer couples and families an enviable lifestyle back-dropped by the vibrant Perth cityscape, arguably one of the world's best. A short walk to the University of Western Australia campus, Nedlands Rugby Club, and the splendour and beauty of King's Park, Steves is also handy to Subiaco Oval where the local West Coast Eagles and Fremantle Dockers take on the Australian Rules Football elite.



SUSTAINABLE, SENSATIONAL LIVING

Retaining as much of Steves original character as possible, the building's timbers and joists have been well preserved over time due to constant oiling and painting. Some of the original floor joists were recycled and used to replace damaged timbers in the main staircase and to create steps for the apartment's wine cellars and the construction of the main door frames.

Melding Federation charm with contemporary Australian style, stunning new polished jarrah floorboards have been laid throughout and finished with hand woven rugs. The building's original corrugated iron roof has also been completely replaced in the same architectural style. Featuring north facing and south facing balconies Steves apartments embrace smart glass technology with double glazing on the frameless floor to ceiling concertinaed windows to control heat transference. All blinds are also fully automated. Utilising 360mm insulation rather than the conventional 90mm, stabilises indoor temperatures helping to reduce heating and cooling costs for residents while the CBUS smart lighting system delivers maximum energy efficiencies.





APPETITE FOR LIFE



Each Steves luxury apartment has been designed for the true gourmand. The indoor kitchen features precision Gaggenau products through out, including a limited Australian release large format oven and a state-of-the-art combi steam oven providing the home chef with an enviable choice of cooking methods. The kitchen is finished in Italian marble from the bench tops to splashbacks, and each of the small details which have been considered, from tapware to cupboard layout and design, combine to provide a truly enjoyable cooking and ultimately dining experience.

The Perth lifestyle and climate lends itself well to outdoor dining, and the balcony kitchens of Steves apartments are testament to the importance of a relaxed barbecue and glass of wine in the Australian culture. The kitchens have been custom designed to seamlessly wrap around the balcony and include stainless steel hot plates, grill and wok burner. A wonderful way to enjoy fresh local produce, a Margaret River Semillon and an unbeatable view of the Swan.

GENERAL MATERIALS		APARTMENTINTERIORS	
External	Walls: Tuck pointed and rendered brick work.	InternalWalls:	Plasterboardlinedstudframe.
Windows: glazing.	Timber framed double hung windows with laminated	Ceilings:	Acousticallysuspendedplasterboard.
Door s:	Timber framed and laminated glazing	EntryDoors:	Solidcoretimberveneerdoubleddoors
Balustr ades:	Timber post and rails/ Frameless Glass	InternalDoors:	Flushpanelsolidcorepivotdoor,paintfinish.
Verandahs:	Timber framed with jarrah decking. (Stone nosing to ground floor)	DoorFurniture:	Designerchromeleverhandle.
VerandahEnclosure:	OperableGlasswalls,fixedglazingandglazedlouvers. Remotely operated electronic blinds.	Floors:	Jarrahfloorboardsandselectedstone.
Bathrooms/Powder Room:	Selected stone finish to floors and walls with high quality joinery and fittings. ColorbondCustomOrb	KITCHEN	
Roof:		Cupboards:	Stonebenchtops. Coloured prefinished boards to below bench & overhead cupboards and shelves.
Landscaping:	Landscapedandreticulatedgardens.	Splashback:	ColouredGlass.
Security:	Integratedelectronicsecuritysystemsandaccesscontrol.	KitchenWaterFilter:	Waterfiltersystemwithchrometaporequivalent.
AirConditioning:	Fullyductedreversecyclerefrigerated air-conditioning throughout.		
Fireplaces:	Gasfireplacetoalllivingspaces.		
Entertainment:	Integratedandreticulatedsoundandvisionsystems.		
Appliances;	Integratedhighqualityappliances,includingoven,cooktop, dishwasher, wine fridge and refrigerator. Highqualitylightfittingsonelectronicprogrammable		
Lighting:	controller system Gasringmainhotwatersystem		
HotWater:			



