



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## **REGISTER OF HERITAGE PLACES – ASSESSMENT DOCUMENTATION**

### **11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE**

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

#### **PRINCIPAL AUSTRALIAN HISTORIC THEME(S)**

- 8.4 Eating and Drinking
- 3.22 Lodging People

#### **HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)**

- 311 Hospitality industry and tourism
- 405 Sport, recreation and entertainment

#### **11.1 AESTHETIC VALUE\***

*Newmarket Hotel* is a well-resolved and impressive example of a two-storey Federation Filigree style building with random rubble limestone walls, tuck-pointed brick quoining, and a two-storey timber verandah that extends across both street elevations and overhangs the footpath. (Criterion 1.1)

*Newmarket Hotel* is a landmark as an imposing two-storey building located on a prominent corner site and featuring a distinctive parapeted form that is truncated at the corner. (Criterion 1.3)

#### **11.2. HISTORIC VALUE**

*Newmarket Hotel* was constructed to service the expansion of industry and agriculture south of Fremantle from the late nineteenth century. (Criterion 2.2)

*Newmarket Hotel* is particularly associated with the horse racing industry in the area south of Fremantle, which thrived from the early 1900s to the 1970s. The hotel was named after the centre for horse racing near London. (Criterion 2.2)

From 1945 to 1949, *Newmarket Hotel* was run by hotelier George Russell Thompson, a professional boxer from 1922 to 1930 who was the Australian heavyweight boxing champion. (Criterion 2.3)

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\* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

### **11. 3. SCIENTIFIC VALUE**

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### **11. 4. SOCIAL VALUE**

*Newmarket Hotel* contributes to the local community's sense of place as a prominent landmark in the area, located at the intersection of two major roads. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

*Newmarket Hotel* is a rare example of a substantial hotel built in a sparsely populated semi-rural area, with few residences or commercial premises nearby. (Criterion 5.1)

### **12. 2 REPRESENTATIVENESS**

*Newmarket Hotel* is a fine representative example of a Federation Filigree hotel located on a corner site. (Criterion 6.1)

*Newmarket Hotel* is representative of the Australian pub tradition, as a two-storey hotel with deep verandahs, located on a prominent or corner site. (Criterion 5.2)

### **12. 3 CONDITION**

*Newmarket Hotel* is in fair to good condition. There is evidence of deterioration due to the lack of occupation of the premises, namely broken glazing to the sash windows and leadlights. The roof appears to have been recently reclad and is in good condition, however the gutters and downpipes are generally in a poor condition. There is evidence of patching and repairs to the limestone. The masonry to the street elevations is generally in a good condition and the parapet appears to have been repainted recently. The joinery is generally in a fair to good condition. The timber elements to the verandah are in a fair condition.

An internal inspection was unable to be undertaken at the time of assessment.

### **12. 4 INTEGRITY**

*Newmarket Hotel* appears to have a high level of integrity. An internal inspection was unable to be undertaken at the time of assessment.

### **12. 5 AUTHENTICITY**

*Newmarket Hotel* appears to have a high level of authenticity. Changes to the fabric evident externally include painting of the brick quoining to the street elevations and a rendered ashlar effect to the limestone on the street elevation. The timber posts, valance and balustrading to the verandah have been replaced with metal elements. The section at the southern end of Cockburn Street appears to have been a later addition.

An internal inspection was unable to be undertaken at the time of assessment.

### 13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Wayne Moredoundt, historian, and Palassis Architects, in May 2004, with amendments and/or additions by HCWA staff and the Register Committee.

The assessment documentation has been completed within a number of constraints, including a lack of historical sources (refer Section 13.5 'Further Research') and an inability to access the building internally.

#### 13.1 DOCUMENTARY EVIDENCE

*Newmarket Hotel* is a two-storey limestone and brick building with an iron roof, constructed c.1912 in the Federation Filigree style. It is situated at the southeastern section of the intersection of Rockingham Road and Cockburn Road, Hamilton Hill.

The discovery of gold in the Kimberley, Murchison and Eastern Goldfields regions in the 1880s and 1890s had a significant positive impact on the economic development of Western Australia. Like other areas throughout the State, Fremantle was transformed as a result of the gold boom with the population of the area increasing significantly.<sup>1</sup> Although the majority of new arrivals passed through Fremantle on their way to the goldfields, a considerable number remained in the town, securing work on the wharves and in the factories and foundries that were being established in the area. New settlement and industries developed in the outlying areas of the town to support this growth.<sup>2</sup>

In 1899, George Robb's original land grant, which extended from what is now Hamilton Hill to North Lake, was subdivided into 42 sections. These in turn were subdivided into smaller allotments.<sup>3</sup> At the beginning of the twentieth century, the semi-rural areas south of Fremantle became the location for a variety of primary and secondary industries that supplied the needs of the port city. In the east of the Cockburn District, horticulturists engaged in intensive vegetable cultivation, at South Coogee there were orchards and vineyards, and at Hamilton Hill were found market gardens, lime kilns and dairies. Throughout Spearwood, Munster and Henderson a vast expanse of holding paddocks pastured the stock from the Kimberley region.<sup>4</sup>

Secondary industry also developed in the eastern part of the area; along the Rockingham Road in Hamilton Hill, Joseph and Levi Baker built a slaughterhouse, later adding a boiling-down works, and a piggery, and a factory where small-goods were produced.<sup>5</sup> At the same time, the coastal strip developed as an area where noxious industries were located, including the Fremantle Smelting Works, and the slaughter houses, boiling down works, bone mills, blood manure factories, skin drying sheds, sausage skin factories, gut-scraping works and stockyards of Copley and Co.; Forrest, Emmanuel and Co.; and Connor, Doherty and Durack. There was also an explosives magazine built in the sand hills near Robb Jetty.<sup>6</sup>

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<sup>1</sup> C.T. Stannage, *The People of Perth*, Perth City Council, 1980, pp. 193-94.

<sup>2</sup> J. Lee, *This is East Fremantle*, Publication Printers, Perth, 1979, p. 2.

<sup>3</sup> Michael Berson, *Cockburn: The Making of a Community*, Town of Cockburn, 1978, pp. 94-95.

<sup>4</sup> Berson, *Cockburn*, pp. 104-05.

<sup>5</sup> Berson, *Cockburn*, pp. 97-104.

<sup>6</sup> Berson, *Cockburn*, pp. 97-101.

Horse racing also played an integral role in the development of South Fremantle and Hamilton Hill with the first horse races in the Swan River Colony held at South Beach on 3 October 1833. Subsequently, meetings were held at various places in the Perth metropolitan area, including at East Perth and Belmont. Horse stables were a characteristic feature in residential areas located near such courses and many animals were trained in local parks and streets.<sup>7</sup>

Participation in horse racing increased dramatically during the 1890s. A number of metropolitan racecourses, such as Helena Vale, Canning Park, and Belmont were affiliated with and consequently regulated by the Western Australian Turf Club (WATC), which had been established in 1852. Unregistered courses such as those at Coogee, Bicton, Kensington, Jandakot, Rockingham and Woodman's Point also continued to operate during this time. Most unregistered courses ceased to exist after 1917, however, when State Parliament granted the power to control racing in Western Australia to the WATC.<sup>8</sup>

As was the case with areas like East Perth, Belmont, and Canning Park, the presence of racetracks at Bicton, Jandakot, and Woodman's Point led to the development of horse stables and training tracks at South Fremantle and Hamilton Hill.<sup>9</sup> At the height of the racing industry's development, there were approximately 400 horses stabled in the South Fremantle and Hamilton Hill area and trained at South Beach. Associated business such as blacksmiths and saddlers were also established, and the trainers and jockeys such as the Collison, Millers, Cockell and Marks families became well known local identities.<sup>10</sup>

On 5 July 1904, the title to Lot 3 Cockburn Sound Location 5, on which *Newmarket Hotel* was built, was transferred to Alexander Watson. On 25 April 1905, this land was transferred to Hugh Spicer Brockman and William Locke Brockman of Donnybrook and the Warren, respectively.<sup>11</sup> Around 1912, *Newmarket Hotel* was constructed,<sup>12</sup> with both the Hotel and nearby road named after the centre for horse racing near London. The first licensee of *Newmarket Hotel* was Benjamin T. Mainstone.<sup>13</sup>

Although the Hotel was situated in a semi-rural area, with only a scattered residential population in the immediate vicinity, most trade was derived from a number of other sources. These included the market gardeners, dairy farmers and orchardists from the Cockburn district who stopped off at *Newmarket Hotel* on their way home from the Fremantle markets; nearby racehorse owners, trainers and jockeys; and workers from the surrounding meat processing and other industries.<sup>14</sup> It is likely that the Hotel was very much a 'working class' establishment.<sup>15</sup>

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<sup>7</sup> S.F. Cusack, 'Horse Racing in Western Australia', in RWAHS, *Early Days*, Vol. II, Part XIX, pp. 47, 48-50, 58.

<sup>8</sup> Cusack, 'Horse Racing in Western Australia', pp. 50-56.

<sup>9</sup> Cusack, 'Horse Racing in Western Australia', pp. 48-58.

<sup>10</sup> *West Australian*, 25 February 1989.

<sup>11</sup> Certificate of Title: Volume 301 Folio 93.

<sup>12</sup> The designer and builder of the Hotel are unknown.

<sup>13</sup> *Post Office Directory*, 1900-1920.

<sup>14</sup> Berson, *Cockburn*, pp. 100-101, 142-43, 150.

<sup>15</sup> In Bill Marks' account of the social milieu surrounding the racing industry in the area a large proportion of the people involved were irresponsible 'layabouts', drunkards, and semi-criminal types. Bill Marks, *South to Sillytown: Tales of Battlers and Larrikins*, Fremantle Arts Centre Press, 1997, passim.

There was also a growing residential population a kilometre or two away in the Hamilton Hill area, especially between Healy Road and Rockingham Road. There, small blocks of land provided space to house tradesmen and others, who travelled each day to work in Fremantle. South of *Newmarket Hotel* on Rockingham Road, a few shops and produce stores also developed to service the local area, as well as the more distant localities of Bibra Lake and Jandakot.<sup>16</sup>

From the early 1910s to the late 1920s there were significant changes brought about by the introduction of the *Licensing Act* in 1911. State run hotels were established and there was the introduction of stricter standards for all hotels. A Royal Commission on Licensing in 1921-22 resulted in the Liquor Act Amendment Act 1922. A Licenses Reduction Board was established to control and regulate the number of licenses issues. Stricter building controls governed the alteration of hotel buildings.<sup>17</sup>

*Newmarket Hotel* continued to be run by Benjamin Mainstone until 1930, when the place was taken over by Lindsay H. O'Neil.<sup>18</sup> By the late 1920s and early 1930s many improvements had been carried out to metropolitan hotels, often in the form of art deco facades. The Licenses Reduction Board continued its policy of inspecting licensed premises and making recommendations about improvements and additions.<sup>19</sup>

In 1934-35 until 1940-41, the Hotel was run by H.G. Townshend, and from 1945 to 1949 by George Russell Thompson.<sup>20</sup> The latter, born in Fremantle in 1898, also received his education in the Port city. From 1922 to 1930, he was a professional boxer and had won the heavy weight boxing championship of Australia. Before taking over *Newmarket Hotel*, Thompson was the licensee of the Occidental Hotel in Reedy.<sup>21</sup>

By the end of 1939, the high cost of labour for servicing rooms resulted in many hotels reducing or closing their accommodation facilities, but retaining provision of meals and drinks.

An oblique aerial photograph taken in the late 1950s<sup>22</sup> clearly shows the substantial *Newmarket Hotel* located in a sparsely populated semi-rural area with few residential or commercial premises nearby. The only other building visible in the photograph is a single storey residential building to the east on Rockingham Road, which is no longer extant. The corner of Rockingham Road and Cockburn Road on which the hotel is located is curbed and marked for car parking. A number of cars are also parked on the vacant lot opposite the hotel on Cockburn Road. *Newmarket Hotel* appears largely as it remains today, that is a two-storey building truncated on the corner with prominent parapets, tall chimneys and a wrap-around timber verandah featuring timber posts, valance and balusters. Two-storey wings (without front verandahs) are located to either end of the two street fronts. A single storey brick building with a flat roof, the 'Newmarket Tavern', is located to the southern end of the hotel.

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<sup>16</sup> Berson, *Cockburn*, pp. 96-97.

<sup>17</sup> Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Hotels 1829-1939, Southern Region, Western Australia', prepared for the National Trust of Australia (WA), November 1997, p.32

<sup>18</sup> *Post Office Directory*, 1920-1930.

<sup>19</sup> Ball, J. Kelsall, D. & Pidgeon, J. 'Statewide Survey of Hotels 1829-1939, Southern Region, Western Australia', prepared for the National Trust of Australia (WA), November 1997, p.43

<sup>20</sup> *Post Office Directory*, 1930-1949.

<sup>21</sup> V.H. Colless, *Men of Western Australia*, Perth, 1937, Plate 438.

<sup>22</sup> Swan Brewery Collection, Photographs numbers 646 and 3917, c. late 1950s; photographs and annotated plans (dated 5/12/02), in HCWA files P00504.

Reduced financial returns and shortages of preservative oils during World War Two left many timber structures in poor condition. Many of the timber, two storey verandahs of the Federation buildings fell into disrepair. Many verandahs were removed and not replaced on these hotels.<sup>23</sup>

From 1960 to at least 1978 the Newmarket Tavern was managed and most likely owned by E.W. Clarke. It remained in use as a tavern until at least 2002.<sup>24</sup> It is no longer extant.<sup>25</sup>

A Planning Application was lodged with HCWA on 29 October 2002 by Thompson Ong & Associates, Architects & Planners, on behalf of Kee-Vee Properties Pty Ltd. This application indicated an intention to demolish the 'Lounge Bar Additions', also known as Newmarket Tavern, and proposed the construction of new apartments directly east of *Newmarket Hotel*, and the refurbishment and conversion of the existing hotel to provide seven apartments. The 'Lounge Bar Additions' have since been demolished.

### 13.2 PHYSICAL EVIDENCE

*Newmarket Hotel* comprises a two-storey random rubble limestone and brick building with a corrugated iron roof concealed by a parapet, and a two-storey timber verandah extending across two street elevations. The building was built c. 1912, in the Federation Filigree style.

*Newmarket Hotel* is located in Hamilton Hill, on the east side of Cockburn Road where it intersects with Rockingham Road. Both Cockburn Road and Rockingham Road run parallel to each other in a north-south direction between Fremantle and Rockingham before joining, at this intersection, where Rockingham Road commences. The intersection is marked by traffic lights, and *Newmarket Hotel* is located on its southeast corner. The building is set back approximately 1.5 metres from the road edge and the outer extent of the verandah immediately abuts the bitumen footpath on both street frontages. A low limestone wall, which aligns with the western edge of the building, has been constructed to the south of *Newmarket Hotel*, where a vacant site and a bitumen carpark are located. A small brick and limestone service yard, an immature Poplar tree, and a large shrub are located immediately east of the building. The adjoining site (to the east) is vacant. The surrounding area is mostly light industrial.

*Newmarket Hotel* is a prominent two-storey landmark building on Cockburn Road, which has a distinctive truncated form that addresses its corner location. The building features random rubble limestone walls with red-brick quoining. The north and west elevations have a flush-pointed limestone finish with coursed joints, and the brick quoining is tuck-pointed, although, along with sections of the brick horizontal banding, the quoining has been painted white.

The building features a two-storey wrap-around verandah. The verandah has original timber floors and framing, a corrugated iron hipped roof (a recent replacement), and tubular steel columns and a wire-mesh and tubular steel balustrade, replacing an earlier timber construction that had ornate timber balustrades, posts and valance. Another two-storey verandah is located to the

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<sup>23</sup> p. 57

<sup>24</sup> Western Australian Telephone Directories - 1960, 1965, 1970, 1973, 1974, 1975/76, 1978, 1980, 1985, 1990, 1993, 2002

<sup>25</sup> The dates of construction and demolition of the tavern are not known.

rear (southeast) of *Newmarket Hotel*. This verandah also combines original timber framing and more recent tubular steel replacements.

*Newmarket Hotel* has vertically proportioned double-hung and arched windows with rendered sills weathered outwards. A large lead-light window is visible on the rear (south) elevation. Doors to the rear elevation are typically four-panel timber doors. There are two entries, one located on the truncated corner and the other, off Cockburn Road. An arched awning constructed under the verandah marks the entrance off Cockburn Road, which has a semi-circular arched opening, a lead-light fanlight overhead and matching leadlight sidelights. The entry on the truncated corner has a similar semi-circular arched opening and also includes a sign, 'Newmarket Inn', positioned above its timber double-doors. Both entry bays are smooth rendered and painted, with simple classical ornamentation continued in the design of the three tall masonry chimneys and the uppermost sections of the parapets.

The parapeted walls extend across the building's two street elevations, for the length of the two-storey timber verandah, and terminate at each end in hipped roof sections. The easternmost section (along Rockingham Road) is part of the original hotel building, as evidenced by the random rubble limestone construction and the façade treatments. The rear verandah is located on the south elevation of this section.

The hipped-roof section attached to the south end of the west elevation is visibly different from the rest of the building and its parts appear to date from more than one period of construction – the limestone and brick ground floor walling to the rear (east) and side (south) matches the detailing and construction of the early *Newmarket Hotel* fabric and may be the remains of a former single-storey section. The majority of the upper floor appears to be constructed of brick. The west elevation of this section has semi-circular arched openings across the ground floor and simple vertically proportioned sash windows on the first floor, designed to sympathise with the pattern of the original façade. The roof of the two-storey verandah has been extended across the front of this section and is supported by tubular steel columns.

Although no internal inspection could be undertaken, plans and photographs dating from 2002 record the interior of *Newmarket Hotel*, which comprises a lazy L-shaped plan, with a central staircase and circulation corridors running on the inside of the two wings.<sup>26</sup> Externally, a number of changes are evident. The former 'Newmarket Tavern', indicated by a building outline on the plans, and visible in earlier photographs, is no longer extant. Similarly, three additions indicated at the rear (east) of the place, probably former ablution blocks, no longer exist. A further change is the replacement of timber verandah supports and balustrades with metal posts and wire netting.

In general, the interior appears to retain considerable original or early fabric, including ornate timber joinery, timber-framed sash windows, panelled and glazed timber doors, decorative arched openings, plastered masonry walls-although some are wall-papered- and pressed metal ceilings. The photographs do not provide clear evidence of the floor material throughout, although some photographs suggest timber floorboards in place.<sup>27</sup>

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<sup>26</sup> Photographs and annotated plans (dated 5/12/02), in HCWA file P00504.

<sup>27</sup> Photographs and annotated plans (dated 5/12/02), in HCWA files.

Entry to *Newmarket Hotel* is via an entry foyer, located halfway along the west elevation, or through double-doors located on the truncated northern corner. The plans and photographs show the foyer area divided into a vestibule, lobby and stair hall and featuring timber-framed panelled and glazed doors, with a large stained-glass fanlight (over the external door) and original pressed metal ceilings, featuring decorative cornices and ceiling roses. The central staircase is timber and features a painted timber balustrade, with turned newel posts and an attractive stained glass window located on the east wall. An unusual arched opening, with decorative square columns acting as mullions, is located on the north wall of the stair hall, opening through to the adjacent corridor.<sup>28</sup>

Rooms on the ground and first floors are typical of the hierarchical arrangement of hotels of the time, comprising former lounges and bars - which are identified by their generous proportions, relationship with the street and formal detailing; former service areas - which are typically small rooms located to the rear (southeast) and connected by secondary corridors, doorways and hatches; and, accommodation areas - typically in a separate wing, comprising smaller rooms and communal bathrooms that are connected by a central corridor, with access to the balconies and central staircase.

Fixtures and furnishings appear to have been removed from the rooms, although the original fireplace surrounds and mantles appear to be intact. In particular, a highly ornate timber fireplace surround is located in the northernmost (corner) room of the first floor. Other fixtures that are intact but may have been added over time include window pelmets, ceiling fans and electric chandeliers.<sup>29</sup>

No development has occurred to the east of the hotel and no works have been carried out to the hotel itself, which remains vacant in May 2004.<sup>30</sup>

### 13.3 COMPARATIVE INFORMATION

*Newmarket Hotel*, comprising a two-storey brick and limestone Federation Filigree building, constructed c.1912, may be compared to a number of other places of similar function, architectural style and time period. The HCWA database lists over one hundred hotels in the Federation Filigree style, of these a number of places, which are included on the State Register of Heritage Places, have been selected for their specific stylistic similarities.

*02392 Windsor Hotel* comprises a two-storey brick and iron Federation Filigree style building, constructed in 1898 and located on the corner of Mends Street and Mill Point Road in South Perth. As with *Newmarket Hotel*, the *Windsor Hotel* features a two-storey timber-framed verandah extending across both street elevations and is truncated at the corner, where the main entry is located. *Windsor Hotel* has tuck-pointed Flemish bond brickwork contrasted against rendered horizontal banding, semi-circular arched openings, and a corrugated iron roof concealed by a parapet. *Windsor Hotel* is similar to *Newmarket Hotel* in terms of integrity and authenticity, but is in better condition. It is classified by the National Trust, included on the Register of the National Estate, and listed on the City of South Perth's Municipal Inventory.

*00570 Railway Hotel (fmr) Coolgardie* (1896) comprises a two-storey Federation Filigree and Federation Free Classical style building with Flemish bond tuck-pointed brick walls, rendered brick banding, an iron roof concealed behind a

<sup>28</sup> Photographs and annotated plans (dated 5/12/02), in HCWA files.

<sup>29</sup> Photographs and annotated plans (dated 5/12/02), in HCWA files.

<sup>30</sup> Information found in the HCWA file for Newmarket Hotel.



parapet, and timber verandahs to both first and second floors. As with *Newmarket Hotel*, the place is an eclectic assemblage of Federation Free Classical and Federation Filigree style elements, sited to take advantage of the prominent street location. *Railway Hotel (fmr) Coolgardie* is similar to *Newmarket Hotel* in terms of condition, integrity and authenticity. It is classified by the National Trust, included on the Register of the National Estate, and listed in the Shire of Coolgardie's Municipal Inventory.

02637 *Moran's Wagin Hotel* is a double-storey stone, brick and iron hotel (c.1904) in the Federation Filigree style, with associated outbuildings including commercial rooms, staff quarters and tank stand. As with *Newmarket Hotel*, *Moran's Wagin Hotel* is an imposing landmark, located on a prominent corner site and features a two-storey timber wrap-around verandah that is truncated at the corner and extends over the footpath. The light-coloured stone quoining, parapeted facades, and arched door and window openings of *Moran's Wagin Hotel* are similar to *Newmarket Hotel's* façade treatment. *Moran's Wagin Hotel* is similar to *Newmarket Hotel* in terms of condition and integrity, but has a higher degree of authenticity. It is included in the Shire of Wagin's Municipal Inventory.

01463 *State Hotel (fmr)*, Leonora, comprises a two-storey brick and iron Federation Filigree style hotel building constructed in 1903 and featuring a decorative timber wrap-around verandah, parapeted walls concealing the iron roof and a corner entry. As with *Newmarket Hotel*, *State Hotel (fmr)* is a landmark building, located on prominent corner with the two-storey verandah on both street facades that extend over the footpath. *State Hotel (fmr)* is similar to *Newmarket Hotel* in terms of condition, integrity and authenticity. It is classified by the National Trust, included on the Register of the National Estate and listed on the Shire of Leonora's Municipal Inventory.

00320 *Bruce Rock Hotel* comprises a two-storey brick and iron Federation Filigree style building first constructed in 1914 and located on a prominent corner in the main street of Bruce Rock. The place features deep shady timber verandahs that extend over the footpath on two elevations, a truncated corner with a faceted, hipped roof, and red-brick walls with rendered horizontal banding, features similar to *Newmarket Hotel*. *Bruce Rock Hotel* is also similar in terms of condition, integrity and authenticity. It is included on the Shire of Bruce Rock's Municipal.

*Newmarket Hotel* is representative of the Federation Filigree style of architecture, and also of the theme of hotels located on prominent corner sites.

#### **13.4 KEY REFERENCES**

No key references.

#### **13.5 FURTHER RESEARCH**

There has been limited source material found to assist in compiling the Documentary Evidence for this Assessment. It was not possible to access the City of Cockburn Building Files for the place (owner permission was not granted) and relevant Rate Books are limited. Newspaper and biographical indexes yielded little or no useful material. The *Licensed Victualler's Gazette* is not available for two decades from 1911. Sewage maps for the area predate the construction of the Hotel. Reminiscences of the area, such as those of Bill Marks, do not specifically mention the Hotel.

Further research into the association of the Hotel with the horseracing industry will expand knowledge of its significance within that field. This should, preferably, be combined with oral histories of the horseracing and hospitality industries.