



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.

The wording of this document has been adapted from 'Moran's Wagin Hotel Conservation Plan', prepared for Terry Moran by Laura Gray, Heritage and Conservation Consultant in December 2002 with amendments and/or additions by HCWA staff and the Register Committee.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.12.5 Retailing food and beverages
- 3.19 Marketing and retailing
- 3.22 Lodging people
- 3.23 Catering for tourists
- 8.4 Eating and drinking
- 8.14 Living in the country and rural settlements

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 308 Commercial services and industries
- 311 Hospitality industry and tourism

11.1 AESTHETIC VALUE*

The Hotel of *Moran's Wagin Hotel* is an excellent example of a double storey, tuckpointed face stone building in the Federation Filigree style. (Criterion 1.1)

The staff quarters and commercial room are good simple examples of hotel auxiliary buildings in a vernacular style, and together with the hotel and the tank stand they create a visually cohesive hotel group. (Criterion 1.1 & 1.4)

The hotel of *Moran's Wagin Hotel* is a landmark as an imposing double storey building on a corner of two main streets in Wagin, one of three prominent hotels in the town. Together with the adjacent railway station and Town Hall, the place forms part of an important commercial and civic precinct and makes a considerable contribution to the historic streetscape of Tudor Street. (Criterion 1.3)

11.2. HISTORIC VALUE

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Moran's Wagin Hotel demonstrates a significant period of prosperity in the early development of Wagin in the early twentieth century. (Criterion 2.2)

Moran's Wagin Hotel was built for James Spratt, who ran it from 1904 until 1929, and who also built the original hotel on the site in 1889, and the family of his niece, Bertha Moran, who lived and worked at the place most of their lives from 1921 to 2002. (Criterion 2.3)

Moran's Wagin Hotel is associated with hotelier James Moran, who was credited as being Australia's longest continuous hotel licensee at his death in 1967, and held licenses in Carbine c. 1911, Broken Hill Hotel in Victoria Park, Australia Hotel in Fremantle and the Palace Hotel in Wagin c. 1915. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Located adjacent to a major station on the Great Southern Railway, *Moran's Wagin Hotel* has been highly valued by generations of locals, tourists and commercial travellers who have socialised and received hospitality there since the first hotel was built on the site in 1881. Its value to the local community is demonstrated by inclusion in the Shire of Wagin's Municipal Inventory of Heritage Places in 1996. (Criterion 4.1)

Moran's Wagin Hotel contributes to the local and broader community's sense of place as a tangible reminder of their associations with the place as a hotel and shops from the early twentieth century until 2003. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Moran's Wagin Hotel is rare as a group containing all the elements of an early hotel complex, including commercial rooms, staff quarters and tank stand. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The hotel of *Moran's Wagin Hotel* is an excellent example of a double storey tuck-pointed face stone hotel building in the Federation Filigree style. (Criterion 6.1)

The staff quarters, commercial room and tank stand are good representative examples of the auxiliary buildings provided in association with hotels in the early part of the twentieth century. (Criterion 6.1)

12. 3 CONDITION

The condition of *Moran's Wagin Hotel* is generally fair. Maintenance has taken place on an ad hoc, as required basis. The Commercial Rooms (fmr) are in sound condition and the Staff Quarters (fmr) are in poor condition. The Tank Stand is not structurally sound and is in poor condition.

12. 4 INTEGRITY

The original intention of the place is clear, and it still functions as a hotel. *Moran's Wagin Hotel* in its entirety has a high degree of integrity. The commercial rooms have retained their retail function. The Staff Quarters have not been used since post World War Two. In 2003, the two shops on the Tudor Street frontage of the Hotel are a cool room and a storeroom.

12.5 AUTHENTICITY

The Hotel, Commercial Rooms (fmr), Staff Quarters (fmr) are substantially intact. The Tank Stand no longer supports a tank. Minimal additions and changes have taken place to facilitate the continued function of the Hotel. *Moran's Wagin Hotel* has a high degree of authenticity.

13. SUPPORTING EVIDENCE

Supporting evidence has been taken from 'Moran's Wagin Hotel Conservation Plan', prepared for Terry Moran by Laura Gray, Heritage and Conservation Consultant in December 2002.

Key Sections used: 3.0 Documentary Evidence (pp4-14) and 4.0 Physical Evidence (pp 17, 22-26, 38, 41).

13.1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence, refer to 'Moran's Wagin Hotel Conservation Plan', prepared for Terry Moran by Laura Gray, Heritage and Conservation Consultant in December 2002.

Supplementary Information

Note that the c. 1910 photograph on page 8 of this document shows the Commercial Rooms. In 1910, James Spratt took out a second mortgage against the hotel, for £1480, suggesting that the Commercial Rooms may have been constructed in this year.

Page 7 of the conservation plan refers to the original hotel now being a cottage on Tudhoe St. This cottage was constructed using material from the original Wagin Hotel (built in 1889). The cottage was a weatherboard construction and sited at 16 Tudhoe Street. It was demolished in the mid 1980's to make way for the local Ford dealership.¹

Note that Page 12 of the conservation plan states that Jack Moran is still working the farm, which is incorrect, as Jack Moran died in 1998. Also, Peter Bernard was born in 1925 rather than 1924 (p.13).²

13.2 PHYSICAL EVIDENCE

For a discussion of the Physical Evidence, refer to 'Moran's Wagin Hotel Conservation Plan', prepared for Terry Moran by Laura Gray, Heritage and Conservation Consultant in December 2002.

13.3 COMPARATIVE INFORMATION

For a comparative analysis refer to 'Moran's Wagin Hotel Conservation Plan', prepared for Terry Moran by Laura Gray, Heritage and Conservation Consultant in December 2002.

13.4 KEY REFERENCES

'Moran's Wagin Hotel Conservation Plan', prepared for Terry Moran by Laura Gray, Heritage and Conservation Consultant in December 2002.

13.5 FURTHER RESEARCH

Further research may establish firm construction dates for the various elements of the group, in particular the tank stand. HCWA staff contacted Terry Moran did not know when the tank stand was erected, but thought it was put up when the hotel was being supplied by Badgarning Dam, before Puntapin was built (granite monolith with adjacent water tank). He suggested, but was not sure, that the tank was erected when Badgarning dam

¹ James Moran, e-mail to Penny O'Connor, 29 July 2003.

² Ibid.

was first built. Mr T Moran stated that a Public Works Department Engineer, Otto Fry, stayed at Moran's Wagin Hotel while Puntapin dam was being constructed between c.1921 and 1925 and married a local girl, Barbara Malcolm. Neither the Shire, nor the Historical Village could provide information about dates the two water sources. The Emu's Watering Place: A Brief History of the Shire of Wagin (M.J. Pederick, 1979) states (p.30) that Badgarning dam was built in 1912, and makes no mention of any dam with a name similar to 'Puntapin'. The other town dam, the railway dam, was built prior to this (p.21). Badgarning Dam is mentioned again in 1923 (p.46) and 1950 (p.67). In 1957 the town is linked by pipeline to Wellington Dam near Collie (p.70).

Anecdotal evidence from family member Terry Moran suggests that James Moran was also held the license for P2114 Palace Hotel, cnr William St & St George's Tce, Perth, in about 1913-1914. The Register Documentation for this place does not indicate who the licensee in this period was. Further research may establish whether this hotel was licensed to James Moran.