



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)

- 3.12.5 Retailing food and beverages
- 3.22 Lodging people
- 8.4 Eating and drinking

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 311 Hospitality industry and tourism
- 602 Early settlers

11.1 AESTHETIC VALUE*

Federal Hotel (fmr) is an outstanding example of a double storey brick and iron hotel, with ornate timber balcony at the first floor level and verandah at ground floor, displaying characteristics of the Federation Filigree style. (Criterion 1.1)

Federal Hotel (fmr) has a landmark quality as a substantial building in the town of Wagin, dominating an entire block in Tudhoe Street between the post office and the railway line, and terminating the north vista along Tudor Street from the railway station and Town Hall. The scale and style of *Federal Hotel (fmr)* contributes to the aesthetic values of the town. (Criterion 1.3)

11.2. HISTORIC VALUE

Federal Hotel (fmr) represents a significant part of the early development of Wagin with the initial development of the site, the construction of the store and the refurbishment of the original building occurring before 1906. The redevelopment and expansion of *Federal Hotel (fmr)* in 1912 attests to the period of prosperity and confidence in Wagin at the time. (Criterion 2.2)

For the three years between 1896 and 1899, before *Federal Hotel (fmr)* obtained its liquor license, the place operated as the town's school room. (Criterion 2.2)

Constructed in 1896, *Federal Hotel (fmr)* is one of three hotels constructed in Wagin between 1889 and 1905, reflecting the initial development and boom in

* 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.

Wagin generated by the opening of the Great Southern Railway in 1889. Wagin was not gazetted until 1898. (Criterion 2.2)

Federal Hotel (fmr) is associated with Western Australian pioneers Charles Austin Piesse MLC, politician and local merchant, farmer and miller, and Henry Boddington, both believed to have occupied *Federal Hotel (fmr)* during the late 1890s and early 1900s, while their own properties were being constructed nearby. *Federal Hotel (fmr)* is also associated with builder Mr (WJ) Mitchell. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Federal Hotel (fmr) has been a location for gathering, socialising and/or receiving hospitality for generations of Wagin residents and visitors from c.1896 to its closure as a licensed hotel in 1987. The reopening of *Federal Hotel (fmr)* in 2000, as an art gallery, coffee shop, and function centre with accommodation available in both the hotel and motel, and as the Royal Flying Doctor Service Wagin Visitor Centre since October 1999, has perpetuated this association and stands as a testament to the importance of the place to both locals and tourists. (Criterion 4.1)

Federal Hotel (fmr) contributes to the sense of place of the local and broader community, being a substantial and imposing building located on a prominent site within the town of Wagin. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Federal Hotel (fmr) is an uncommon example of a hotel occupying an entire town block in a regional town in Western Australia. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Federal Hotel (fmr) is a fine and substantial example of a regional town hotel designed in the Federation Filigree style. (Criterion 6.1)

12. 3 CONDITION

The present condition of *Federal Hotel (fmr)* for the most part is fair. The place was unoccupied for a lengthy period between 1987 and 1998, and the cumulative effects of lack of maintenance, weathering and vandalism are evident.

In 2001, structural, carpentry and roofing works were undertaken on the verandah, which had reached a stage of deterioration rendering it unsafe for use, and it is now in good repair.

The store (Tudor Street building) is unoccupied and has not been maintained for a considerable period and has been subsequently vandalised. The motel continues to be used and is in a fair condition.

12. 4 INTEGRITY

The original hotel and shops and subsequent design intentions of the hotel are clear, although no part of the building is currently in use as a hotel. The place has retained a high degree of integrity.

12. 5 AUTHENTICITY

Federal Hotel (fmr) is considerably intact and has a moderate degree of authenticity. The interior upstairs is also substantially intact.

13. SUPPORTING EVIDENCE

Attached are key sections of the Supporting Evidence, 'Federal Hotel (fmr) Wagin Conservation Plan', prepared by Laura Gray with Gillian O'Mara, Kim Boalch and Dan Turner, for H. Meydam & M Stone in January 2001.

Key sections used: 3.0 Documentary Evidence (pp6-26), 4.0 Physical Evidence (pp27-51), 5.0 Analysis of Evidence (pp52-55).

13. 1 DOCUMENTARY EVIDENCE

For a discussion of the Documentary Evidence refer to 'Federal Hotel (fmr) Wagin Conservation Plan', prepared by Laura Gray with Gillian O'Mara, Kim Boalch and Dan Turner, for H. Meydam & M Stone in January 2001.

13. 2 PHYSICAL EVIDENCE

For a discussion of the Documentary Evidence refer to 'Federal Hotel (fmr) Wagin Conservation Plan', prepared by Laura Gray with Gillian O'Mara, Kim Boalch and Dan Turner, for H. Meydam & M Stone in January 2001.

13. 3 COMPARATIVE INFORMATION

For a comparative analysis refer to 'Federal Hotel (fmr) Wagin Conservation Plan', prepared by Laura Gray with Gillian O'Mara, Kim Boalch and Dan Turner, for H. Meydam & M Stone in January 2001.

13. 4 KEY REFERENCES

'Federal Hotel (fmr) Wagin Conservation Plan', prepared by Laura Gray with Gillian O'Mara, Kim Boalch and Dan Turner, for H. Meydam & M Stone in January 2001.

13. 5 FURTHER RESEARCH

Recommendations for further research include:

Physical research to determine the extent of any remains of the 1906 fabric.

Physical and documentary research to determine the extent of the 1912.

Physical and documentary research to determine the location of the billiard room, and any possible remaining fabric.

Research regarding the original uses of the shops, and of the store.

Research the possibility of any photographs of the interiors being in existence.

Oral histories with patrons and former lessees, owners, managers or employees of the hotel to further reveal the history of some of the social life of the place.