



**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)

- 3.12.5 Retailing foods and beverages
- 3.22 Lodging people
- 3.23 Catering for tourists

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

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

11.1 AESTHETIC VALUE*

Imperial Hotel, York is a fine example of Victorian Filigree architectural style. (Criteria 1.1)

Imperial Hotel, York makes a significant contribution to the historic townscape and character of York, an important Western Australian historic town. (Criterion 1.3)

11.2 HISTORIC VALUE

Imperial Hotel, York is illustrative of the impact of the railways in rural Western Australia, which encouraged the development of the towns and associated districts. The railway spelt the end for the wayside inn that had served the coach traffic, and led to the establishment of these more substantial hotels in the towns. (Criterion 2.1)

Imperial Hotel, York is associated with the later development of York, which was heralded by the arrival of the railway and continued through the early gold boom years. (Criterion 2.2)

The Second-class Lodgers Accommodation provided at *Imperial Hotel, York* is indicative of the class structure that existed in the nineteenth century, when the middle and working classes kept their lives strictly apart. (Criterion 2.1)

* 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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Imperial Hotel, York was owned by Edward Keane, railway contractor, parliamentarian, and Mayor of Perth; Swan Brewery owner William Mumme; and Frederick Monger, member of an established and prominent York family, who instigated the construction of the place. (Criterion 2.3)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Imperial Hotel, York is valued by the local and wider community, the many tourists who visit to enjoy the historic townscape and character of York, and by those who have partaken of the hospitality and accommodation offered in the place. (Criterion 4.1)

Imperial Hotel, York contributes significantly to a sense of place by its architectural appeal, its streetscape prominence, and its contribution to the historic precinct of York. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

Imperial Hotel, York is rare as a hotel/inn which retains its original stables. (Criterion 5.1)

The *Imperial Hotel* is rare as a hotel that includes detached second class lodgers accommodation. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Imperial Hotel, York is a fine representative example of Victorian Filigree hotel, notwithstanding the reconstructed verandah. (Criterion 6.1)

12.3 CONDITION

Imperial Hotel, York is in good condition. The roof appears to be in fair to good condition, although the paint is weathered throughout. The building seems to be structurally sound although there is some cracking in the exterior walls on the street frontages and the west rear wall, predominantly vertical cracking above and below window and door openings. On the interior, a crack is evident on the west wall above the door. There is some evidence of dampness along the lower sections of the kitchen walls, but otherwise no indications of recent rising damp damage.

12.4 INTEGRITY

Imperial Hotel, York has retained a high degree of integrity. Some changes have taken place over the years, to facilitate the ongoing use of the place, but those changes are minimal in the context of the place.

12.5 AUTHENTICITY

The remaining original fabric of *Imperial Hotel, York* is mostly intact. The original random coursed face stone has mostly been restored and re-pointed in the past decade. The verandah is an entire reconstruction, with a skillion roof replacing the original bullnose verandah roof, although the infilled lace panels of the balustrade are replicas of the originals. There have been some changes, most significantly the removal of interior walls, on the ground floor gallery 1 of the Avon

Terrace frontage and along the Joaquina Street frontage- lounge and supper room, and on the first floor, in private bedroom and lounge, and female bathroom facilities.

The Stables were damaged by fire in recent years and remain as damaged stone walls with no roof structure or cladding. The rooms in the Second-class Lodgers Accommodation (fmr) have concrete floors, infilled windows on the west wall, and new verandah structure along the east frontage. Overall, *Imperial Hotel, York* demonstrates a moderate to high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Irene Sauman, Historian, and Laura Gray, Heritage & Conservation Consultant, in June 2005, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Imperial Hotel, York is a two-storey stone and iron hotel premise, with outbuildings, comprising the former Stables and Second-class Lodgers Accommodation, constructed in 1886.

For a more detailed history of the settlement of the York district and the development of the Eastern Railway, see the footnoted references.¹

The Avon Valley developed in the 1830s as a pastoral region, with the town of York, on the Avon River, established in 1835. A lack of good roads was a major problem for the transport of produce.² In 1881, following the opening of the Eastern railway from Fremantle to Guildford, the line was extended to Chidlow and then to Northam and York.

In York, in 1885, part of Avon Locations X and Y on the south side of South Street and owned by merchant John Henry Monger was subdivided. Location Y was traversed by the Eastern Railway line, then under construction, and the York station yard was located within the new subdivision. Already on the land was a convent, on South Street, and the York Mechanic's Institute on Avon Terrace.³

James Grave and Edward Keane acquired Lots 12 and 13 on the corner of Avon Terrace and Joaquina Street, which led directly to the railway station. Joaquina Street was named for John Henry Monger's wife, Henrietta Joaquina Manning.⁴ Edward Keane was the contractor for the railway line and Grave was an investor. Keane was an English civil engineer who migrated to Melbourne in 1876 and worked on railway construction in South Australia. He was involved in the construction of the Midland Railway line, Canning Timber Mill, the Ziz-Zag Railway and the Victoria Reservoir, and held the directorship of Perth's first water supply company. He was active in political life, representing Geraldton (1886-89) and Perth (1889-1891) in the State parliament and was Mayor of Perth in 1891-92.⁵

On 18 December 1885, Grave, Keane, William Mumme and Frederick Charles Monger obtained a £4,000 mortgage from the Bank of New South Wales.⁶

¹ The Avon Valley illustrated: embracing Newcastle, Northam York, Beverley, Meckering, Goomalling, etc., Northam, 1905; Statham, Pamela, *Swan River Colony 1829-1850*, In Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 181-210; Minchin, R. S. & Higham, G. J., *Robb's Railway: Fremantle to Guildford Railway Centenary, 1881-1981*, Australian Railway Historical Society WA Division, Bassendean, 1981.

² Statham, Pamela, *Swan River Colony 1829-1850*, In Stannage, C. T. (ed) *A New History of Western Australia*, UWA Press, Perth, 1981, pp. 181-210.

³ DLI subdivision survey plan 63, 9 October 1885.

⁴ Nairn, B. & Serle, G. (eds) *Australian Dictionary of Biography*, MUP, Melbourne, 1986, Vol. 10, pp. 554-555.

⁵ Gunzberg, A. & Austin, J., op cit, pp. 210-217.

⁶ Certificates of Title, Vol. 2 Fol. 251 & Vol. 16 Fol. 22, 22 October 1885 & 18 December 1885.

Frederick Monger was the son of John Henry, and William Mumme was a major partner in the Swan Brewery and owned a small brewery in York.⁷

Imperial Hotel, York was under construction in November 1885.⁸ No tenders for the construction have been located and the architect is unknown. The contractors were A. J. Castledine and A. B. Wright, and the work was supervised by Castledine.⁹

On 29 May 1886, Frederick Thomas Pamment advertised his intention of applying for a Publican's General Licence for *Imperial Hotel, York*. The place was described at that time as containing thirteen bedrooms and four sitting rooms, exclusive of those required by the family. The licence application notice revealed that Pamment was leasing *Imperial Hotel, York* from Messrs Keane, Monger, Grave and Mumme.¹⁰

A report on *Imperial Hotel, York* appeared in the *Western Mail* in July.

The new hotel, or rather the "Imperial Hotel", is finished and will be opened on Thursday next. The fittings and appointments generally, like the building itself, seem to be of a first class order, and should afford accommodation for every class. One noticeable feature in the building is that the bar trade is entirely distinct from the hotel, while a suite of detached rooms, now nearly complete, are intended for second class lodgers. Along the entire front of the hotel is a handsome balcony over one hundred feet in length, from which a nice view is obtained. The landlord Mr. F. T. Pamment, late of the Clarendon Hotel Perth, aided by workmen from the W.A. Manufacturing Company, has had a stiff week of it in making preparations for the opening. Numbers of persons have visited the house and been shown over it and all speak highly of the accommodations provided. Adjoining the Hotel there is to be a large music hall 70 x 50 feet in the clear and material is now being carted for its erection. The whole of the works have been constructed under the immediate superintendence of Mr Castledine who deserves every credit for the care he has taken.¹¹

Imperial Hotel, York was opened on 8 July 1886, but the event received only a brief sentence in the local newspaper with the comment that the place 'seems to be favoured with a fair share of public patronage'.¹²

An advertisement that appeared in the *Western Mail* in October 1886, describes *Imperial Hotel, York* as having private dining rooms, special suites of rooms, sample rooms for commercial travellers, plunge and shower baths, a splendid billiard room fitted with one of Alcock's best tables, and good stabling and loose boxes with an attentive ostler in attendance. The second class accommodation mentioned in the earlier description was also referred to.¹³

It is considered that the building currently known as the staff quarters was originally the Second-class Lodgers Accommodation. Young kitchen maids, housemaids and scullery maids are unlikely to have been housed in an outbuilding and probably shared a room in the main hotel building, while the

7 Welborn, Suzanne, *Swan: The history of a brewery*, UWA Press, Perth, 1987, pp. 39-45; Spiller, Geoff, *Micro-Breweries to Monopoly and Back: Swan River Colony breweries 1829-2002*, WA Museum, Perth, 2003, pp. 176-178.

8 *Eastern District Chronicle*, 21 November 1885, p. 2.

9 *Western Mail*, 17 July 1886, p. 21. Local history has D. Gallop as the builder (York heritage trail booklet). No reference to him has been located in researched sources, but he could have been working for Castledine & Wright.

10 *Eastern Districts Chronicle*, 29 May 1886, p. 2.

11 York Notes dated 5 July published in the *Western Mail*, 17 July 1886, p. 21.

12 *The Eastern District Chronicle*, 10 July 1886, p. 2.

13 *Western Mail*, 30 October 1886, p. 9.

ostler would have slept in the Stables and some staff would have lived locally. The Second-class Lodgers Accommodation probably began to be used as staff quarters sometime in the early decades of the twentieth century.¹⁴

The York Town Council had voted £50 for construction of Joaquina Street in 1886, which drew some correspondence to the local newspaper. A resident, who signed himself 'An Observer', thought the road unnecessary and the money better spent on existing roads, as Joaquina Street had only one building on it, that being 'a public house, the Imperial'. In reply, a writer signing himself 'Progress' maintained that rates paid by the business in question would cover the cost of the road within two or three years, and that 'a large Music Hall and other buildings' would shortly be added to the property.¹⁵ A single-storey building adjoining *Imperial Hotel, York* on the Avon Terrace frontage is shown in a c.1900 photograph of the town. This is almost certainly the music hall, since removed, and offers an explanation as to why the hotel building did not utilise the full street frontage.¹⁶

In 1888, William Mumme appears on the title for *Imperial Hotel, York*, taking over Edward Keane's interest, and in 1892, the Swan Brewery Company Limited took over Mumme's interest, with Alexander Forrest also holding a share in the place.¹⁷

The railway line branched south to Albany, which it reached in 1889. The line had a considerable amount of traffic, given that the major port at that time was at Albany, and all traffic passed through York. Being the closest hotel to the railway station, *Imperial Hotel, York* would have been much favoured during short train stops at the town. The place would also have been particularly well patronised during the early gold rush years, when people rushing to the Coolgardie fields left the train at York and travelled the rest of the way on foot. The Second-Class Lodgers Accommodation is likely to have been fully occupied during this time, with men sharing rooms with strangers in order to have a bed for the night. This passing trade would have dropped considerably when the railway line was continued through to Southern Cross in the mid 1890s.

By 1901, the Swan Brewery had acquired sole title to *Imperial Hotel, York*.¹⁸ The first lease recorded on the titles was to Laurence Philip Bowes, for a term of seven years from 1 January 1898 with a yearly rental of £260. Bowes died in February 1899 and his wife Mary was granted probate to his estate including the lease of *Imperial Hotel, York*.¹⁹ From April 1900, Pilkington Allen Commens held the lease at a weekly rental of £3 for the first year, increasing to £3-10-0 for the remainder of the lease, which was due to expire in December 1904. This lease was transferred to Charles Tyler Pyke in August 1902, and a year later Pyke had acquired the title to the place.²⁰

Charles Pyke was the hotelkeeper of *Imperial Hotel, York* until 1912. A photograph taken sometime during his ownership shows the rear of the building with 'C. T. Pykes Imperial Hotel' painted on the street corner roof profile. It also shows that the single-storey stone addition, currently existing, had not been

14 McMullen, Charlotte, oral history OH2643, refers to working at the Palace Hotel York in the 1940s.
15 *The Eastern District Chronicle*, Letters to the editor, 24 July 1886, p. 2 & 31 July 1886, p. 3.
16 Photo, York c.1900, courtesy Residency Museum, York.
17 Certificate of Title, Vol. 16 Fol. 22, 14 February 1888, July 1888 & 28 November 1892.
18 Certificate of Title, Vol. 212 Fol. 26, 12 March 1901.
19 Certificates of Title, Vol. 16 Fol. 22 & Vol. 212 Fol. 26, 13 April 1900.
20 Certificates of Title, Vol. 16 Fol. 22 & Vol. 212 Fol. 26, 13 April 1900; 2 August 1902 & 3 August 1903.

constructed at the time. The photograph, together with the physical evidence, suggests that the rear addition is likely an early twentieth century construction.²¹ When the addition was made it housed the kitchen. A larger public bar was installed in the area where the kitchen and the dining room had been, with the dining room relocated to the area of the original small bars, under which was a cellar.²²

In 1910, during Pyke's ownership of *Imperial Hotel, York*, the single-storey Mechanic's Institute on the adjacent corner was demolished and the two-storey York Town Hall was erected on the site. The new Town Hall housed the council chambers and offices, and a large hall and library, with an outdoor picture garden on Joaquina Street.²³ The new building and its amenities would have brought prestige and distinction to the immediate area and possibly provided additional patronage for *Imperial Hotel, York*.

In 1912, *Imperial Hotel, York* was purchased for £5,500 by Alan Hugh Mercer Paton, hotelkeeper of Perth. The next recorded lease is for 1921, during Paton's ownership. Nell Gwynne Illingworth, widow and hotelkeeper, leased *Imperial Hotel, York* for a term of seven years beginning 15 September 1921 at a weekly rental of £8.²⁴ The Imperial Company Limited, whose registered office was in Avon Terrace, owned *Imperial Hotel, York* from August 1925 to March 1929. The place was then acquired by agent Harry Blackburn of Mt Lawley. William Claude Witter leased *Imperial Hotel, York* in 1931 for five years. His lease is the last recorded on the titles.²⁵

In the 1929 WA Tourist Guide *Imperial Hotel, York* is listed as providing accommodation for thirty, while the listing for 1933 and later gives the available accommodation at the place as twenty. Perhaps it was at this time that the Second-Class Lodgers Accommodation began to be used as staff quarters. Rates charged in 1929 were ten shillings a day, or £3-3-0 a week. The same rates were charged at the Castle, Palace and Royal hotels in York, except that the weekly rate at the Palace was seven shillings a week higher. There was practically no change in the rates into the 1940s.²⁶

Ownership of *Imperial Hotel, York* changed a number of times over the next forty or so years: Arthur Trewin Rex (1939-1946); John Graham White (1946-1948); Gillis Charles Coleman (1948 to his death in 1962) then his widow, Ada Minnie Coleman (1962-1975), who together held the longest ownership of the place; Otto & Corinne Pagotto and their children Marie Rita and Anita Flora Pagotto (1976-1981).²⁷ The conversion of the Second-class Lodgers Accommodation into motel style units and the addition of the ablution block at the rear of *Imperial*

21 Certificate of Title, Vol. 212 Fol. 26, 17 February 1912 & Vol. 571 Fol. 182, 15 September 1921; photo, c.1902-1912, showing rear of Imperial Hotel, courtesy Residency Museum, York.

22 'The Imperial', 1 page flyer produced by later owners Speldhurst Pty Ltd [198-], Batty Library PR8679/YOR/157; information provided by Wendy Solly, who with husband Ken owned Imperial Hotel, 1993-1997.

23 York Heritage Trail booklet, p. 9.

24 Certificate of Title, Vol. 212 Fol. 26, 17 February 1912 & Vol. 571 Fol. 182, 15 September 1921.

25 Certificates of Title, Vol. 571 Fol. 182, 20 August 1925; Vol. 898 Fol. 86, 18 March 1929 & 1 February 1931.

26 *The Western Australian Hotel and Boarding House Directory of principal cities, towns and tourist resorts, 1928-29* and *The Western Australian Tourist Guide and Accommodation Directory of principal cities, towns and holiday resort, 1933 & 1941-42*, Gov Tourist Bureau, Perth.

27 Certificates of Title, Vol. 898 Fol. 86, 18 July 1939, 30 January 1946 & 30 November 1948; Vol. 1115 Fol. 55, 20 November 1962, 5 June 1975, 30 March 1976, 4 May 1981.

Hotel, York was carried out in the 1970s, possibly by the Pagotto family as new owners.²⁸

The Meckering earthquake of 1968 damaged *Imperial Hotel, York* and many other buildings in the district. The two-storey, bull nose verandah had to be removed and the condition of the building declined. In 1981, the place was closed as unfit for human habitation and became subject to vandalism and weather deterioration. Owners between 1981 and 1982 were a local group, Ardi Nominees, who undertook some work on the place.²⁹ In 1982, ownership passed to Speldhurst Pty Ltd (1982-1987), a company owned by the Seares family. The place was extensively renovated during their ownership and a conference room was created in the area then occupied by the public bar. The changes created residential conference facilities and overnight accommodation for tourists.³⁰

In 1987, *Imperial Hotel, York* was acquired by York Motels Pty Ltd (1987-1993). One of the owners involved in the company was local builder David Ayoub. He rebuilt the verandahs, using wrought iron work manufactured in Sydney to match the originals, but the fretwork arches on the lower level and the bullnose verandah roof were not reproduced.³¹ The Aloud family occupied the place during this time.³²

Between 1993 and 1997, Kenneth and Wendy Solly owned and operated *Imperial Hotel, York*, running the place as a colonial restaurant with appropriate food and furnishings. The Sollys established a museum room in the stables and an art gallery in the hotel building, run successfully under the curatorship of daughter Carolyn. Gardens were established to create a pleasant outdoor dining area. *Imperial Hotel, York* entertained Governor Michael Jeffery during the York Courthouse centenary celebrations in September 1995, and hosted numerous conferences and gatherings, as well as providing elegant dining for local residents. The Sollys occupied rooms upstairs, creating a private lounge by the removal of a wall between rooms 12 and 13. Maintenance of the old building was an ongoing matter. Some cracks in the kitchen end wall were repaired and tuck pointing of the stonework on was carried out.³³ A new floor was put down in the kitchen.³⁴

Alastair Mackendrick and Pamela Gabriels owned *Imperial Hotel, York* from 1997-2000. The modern light fittings, modern leadlight windows over the stairs and the alfresco area on Avon Terrace date from this period. Changes made to the menus at this time did not appeal to bus tour patrons and this part of the business declined,³⁵ although the alfresco dining and coffee shop did well. The cellars at the back were opened up during renovations at this time.³⁶

28 Physical evidence; photograph of the restored building, 1977, Batty Library online image 001566d.

29 Certificates of Title, Vol. 1115 Fol. 55, 4 May 1981.

30 'The Imperial', 1 page flyer produced by Speldhurst Pty Ltd [198-], Batty Library PR8679/YOR/157; Certificate of Title, Vol. 1115 Fol. 55, 1 June 1982 & 21 September 1987.

31 A photograph showing the original verandahs is reproduced in Ball, J., Kelsall, D. & Pidgeon, J., *Statewide Survey of Hotels 1829-1939*, southern region, Western Australia, National Trust of Australia (WA), Perth, 1997, entry H3.

32 Certificate of Title, Vol. 1115 Fol. 55, 21 September 1987; Vol. 1949 Fol. 639, 5 February 1993 & 11 August 1997; information provided by Wendy Solly, op cit.

33 Information provided by Wendy Solly, op cit; *Avon Valley Advocate*, 30 March 1994, p. 1.

34 Email from Wendy Solly to Irene Sauman, February 20, 2006.

35 Certificate of Title, Vol. 1949 Fol. 639, 11 August 1997; information provided by Wendy Solly, op cit.

36 Email from Wendy Solly to Irene Sauman, February 20, 2006.

Since 2000, *Imperial Hotel, York* has been owned by Kevin Lawless' Curtin Hotels Pty Ltd.³⁷ In the early years of his ownership a fire in the Stables destroyed the timberwork of the building, including the roof timbers. Material that wasn't destroyed, including the hewn timber horse troughs, was removed leaving only the stone walls standing. In the hotel building, a wall has been removed between rooms 14 and 15. Business with locals declined during this time.³⁸

In 2005, *Imperial Hotel, York* requires some maintenance to repair cracking largely caused by soil movement and age.³⁹ The place continues to operate as a hotel providing accommodation and meals.

13.2 PHYSICAL EVIDENCE

Imperial Hotel, York is a two-storey tuck pointed random coursed stone building in the Victorian Filigree style with verandahs to both street frontages, a curved truncated corner entry, and painted hipped corrugated iron roof. Adjoining the two-storey structure on the west side is a single-storey stone kitchen detailed per main building. Along the western boundary of the site is the Second-Class Lodgers Building (fmr) comprising a set of four rooms that adjoin a series of Stables, all of stone construction with a skillion roof pitched down from the stone parapet wall along the boundary at the rear. The Stable roof is no longer in place.

Imperial Hotel, York is located on the north west corner of the Avon Terrace and Joaquina Street intersection in York, opposite the iconic York Town Hall on the south west corner of the same intersection. The Castle Hotel, located at the next northern intersection of Avon Terrace, at South Street, replicates the corner form and scale and function and reinforces the consistency of streetscape elements in the historic Avon Terrace main street of the town of York. The street front setbacks immediately adjacent to the verandahs, and an extension of those verandah floors, are brick paved and raised to ground floor level with a perimeter boundary and upstand from the street pavement delineated by a balustrade featuring infill panels of reconstructed lace panelling per the first floor verandah balustrade.

The rear boundary to the west, mostly delineated by the parapet wall of the Second-Class Lodgers Building (fmr) and Stables, adjoins Peace Park. Within the hotel site, there is a hexagonal gazebo and a small timber trellis structure in the Joaquina Street frontage between the rear of the hotel building and the Second-Class Lodgers Building (fmr). Those elements are of no heritage significance. There is an ablution block c.1970s, adjoining the rear of the hotel and the kitchen. Similarly it is of no heritage significance, and is intrusive. The remainder of the site to the north and north west is undeveloped level gravelled area with a single mature Eucalypt planting.

Imperial Hotel, York has an expansive street frontage to Avon Terrace and Joaquina Street and the two storey hotel building parallels the obscure angled street alignment of Joaquina Street, with a cranked angled building symmetrical about the truncated corner. The *Imperial Hotel, York* displays characteristics of Victorian Filigree style. Typical of the style is the solid masonry load bearing form complemented by the filigree detailing and shaded verandahs. The street

³⁷ Certificate of Title, Vol. 1949 Fol. 639, 16 February 2000.

³⁸ Email from Wendy Solly to Irene Sauman, February 20, 2006.

³⁹ Lewis & Associates Engineers, structural report on Imperial Hotel York for GIO, Heritage Council place file 10725.

frontages are balanced with a regular rhythm of door and window openings and slender timber posts of the verandah bays. The entire external stone work of the two-storey building is face stone laid in courses and tuck pointed and there are rendered quoins on the external corners. The architraves are moulded render with keystone details, and the main entry is further detailed with curved horizontal recessed banding accentuating the curved element. Rendered detailing is continued on the upstairs curved truncation. The original timber framed double hung windows remain insitu, balanced on the facades between pairs of French doors. On the west wall some window openings have been infilled with recessed render finish. The front stone walls continue to form a rendered parapet above the verandah roof with a shallow stepped detail central on each street frontage, and a small curved pediment on the corner truncation, featuring the words: '1886 Imperial Hotel'.

The verandah construction is a reconstruction of a timber framed verandah with a skillion roof (replacing original bullnose verandah), chamfered timber posts with collars, and reconstructed wrought iron filigree balustrade panels, angle brackets and valance, per original design. At ground floor level, plastic drop blinds have been installed to the outer perimeter of the Joaquina Street verandah, and the ends of the Avon Terrace verandah. The timber floor boards of the first floor verandah have been painted. The roof is hipped, and clad with corrugated iron that has since been painted red, and subsequently faded. The roof features a number of tall rendered chimneys on the Joaquina Street wing.

A face stone cellar is intact at the west end of the building. It comprises two rooms with a rendered arch opening between the rooms. A wrought iron gate has been inserted into the opening. More extensive cellars servicing the bar areas along the Joaquina Street frontage have since been infilled according to current owner.

Imperial Hotel, York shows evidence of two distinct periods of development; 1886 when the two-storey hotel, and associated single-storey Stables and Second-Class Lodgers Building (fmr) were built; and, the single-storey kitchen extension built at an unknown time, possibly late 1910s.

Imperial Hotel, York is a cranked 'L' in form with a rectangular wing along each of the street frontages. Interior access was limited at time of inspection. The ground floor of the hotel comprises public areas: central corner entry through to lobby with upstairs connection, bar and games room (gallery 1), coffee shop and alfresco counter (gallery 2), dining rooms (supper room and lounge), and bar (dining room). A number of walls have been removed throughout, although the remaining hard plaster walls still evidence original timber architraves and skirtings. The remaining doors are four panelled with original hardware remains in some places. A suspended acoustic ceiling has been installed in Gallery 1, and the remaining ceilings are flat sheeted material, the exact material not discernable. The foyer staircase has a turned stair baluster. Behind the main staircase, a secondary staircase is located.

The upper floor comprises 14 accommodation rooms, separate ablution facilities for males and females, and a store room and tea room. The ablution facilities evidence c.1980s fitouts with tiled floors and partitioned stalls. The rooms on the Avon Terrace wing are small and relatively modest, evidencing no intervention other than paint. Rooms on the north west side of the Joaquina Street wing were not accessed. The private bedroom and lounge form a suite with an ensuite. As for the ground floor, the walls, architraves, skirtings, doors, windows on the first floor all remain intact. The nature of the ceilings is not known. The original

timber floors remain insitu, and are revealed in the corridors. They appear to be hardwood. In the west end of the ground floor above the cellar, the floorboards are 0.150 metres (six inch) in width, although in other areas the floors boards are narrower.

The Stables consist of random stone walls with some bricks along the east frontage. The roof structure and form has been removed since it was damaged by fire in recent times. The north wall of the Stables evidences a significant diagonal crack. The laundry adjoining on the south side shows further evidence of the fire damage. Adjoining the laundry on the south side are four rooms that comprise the Second-Class Lodgers Building (fmr). The Stables and Second-Class Lodgers Building (fmr) are a single construction as evidenced by the extensive parapet wall on the west boundary that forms the rear wall of those facilities. The wall has three brick quoin window openings associated with the Second-Class Lodgers Building (fmr). Those openings have been infilled in various intrusive ways. The east frontage of the Second-Class Lodgers Building (fmr) shows that the openings are brick quoin and there is a recent timber framed verandah along that frontage. The rooms are face stone construction with plastered interior walls, concrete floors, and decorative ceilings. The ceilings are likely pressed metal. In the two rooms viewed, they have a linear curved fluted detail over the expanse of the ceilings and a decorative cornice. The windows are sets of two timber framed casements, and the doors and ledge and brace. At least one of the rooms has an ensuite bathroom installation.

13.3 COMPARATIVE INFORMATION

There are four two-storey corner hotels in York built between 1850 and 1910.

The York Palace Hotel, constructed 1909 in the Federation Filigree style, is located on the corner of Avon Terrace and McCartney Street. The York Palace Hotel has undergone extensive renovations since 1998, including reinstatement of the verandahs and balconies. The stables have also been restored.⁴⁰ It is not in HCWA's current assessment programme.⁴¹

The Castle Hotel, on the corner of Avon Terrace and South Street, was built in 1855, and enlarged in 1862 and 1905. It had two stable buildings, which were damaged by the 1968 Meckering earthquake. The hotel, constructed of brick and iron in the Victorian Filigree style, has been recently enlarged and restored. *Imperial Hotel, York* is more original than the older Castle Hotel, as its alterations have been largely internal. It is in HCWA's current Assessment programme. The Royal Hotel, on the opposite corner of South Street, and within sight of *Imperial Hotel, York*, was demolished after extensive damage by the Meckering earthquake. Other hotels in York include the Albion (1891), which has two-storey and single-storey sections and is now a private residence, and the two-storey Temperance Hotel (1850s-1860s), now known as Settlers House.⁴²

A number of other rural hotels were built in the 1880s, before the architectural ebullience of the gold boom period. The Prince of Wales Hotel, Bunbury (1882) was originally two Victorian Georgian buildings combined into one in Federation Filigree style in 1906. The fine wrought iron work on the verandahs was renewed in the 1960s. The place is on the State Register, Register of the National Estate and is classified by the National Trust. Northam Hotel, Fitzgerald Street (1884-

40 *Business News*, 9 July 1998, p 19; *York Chronicle*, 10 May 2000, pp. 1 & 3 & 6 June 2001, p. 3.

41 HCWA database, 29/8/2005

42 *Recollections of York Diary*

1887), is a Victorian Rustic Gothic style building, listed on the Local Government Inventory (also known as a Municipal Inventory). Mandurah Hotel, 1882, is a Victorian Georgian hotel building, which was assessed in 1999 as below threshold for the register.

Avon Bridge Hotel, Northam (1855), was rebuilt in 1884 as the Railway Hotel and extended in brick in 1897. The original stone section is in Victorian Georgian style and the later corner section is in brick with a two-storey verandah on one street frontage. The place is on the Register of the National Estate, classified by the National Trust and entered on the Local Government Inventory. Guildford Hotel (c.1830) was rebuilt in 1884, and given a new façade in 1897. *Grand Central Hotel*, Bunbury (1889), which was a Temperance hotel, was built in Federation Filigree style and retains its verandahs as original. It is located in the centre of the street block in Victoria Street. It is on the State Register, Register of the National Estate and classified by the National Trust.⁴³ Brookton Hotel, Spencers Brook (1884) is a Victorian Georgian style building, constructed overlooking the railway yard. The townsite failed to develop and the hotel is the only major building.

There are four Victorian Filigree hotels on the HCWA database (including the Castle Hotel, York discussed above). P1229 Priory Lodge and Grounds, Dongara, was constructed as a hotel in 1881. It is two storey and constructed of stone and iron. It is on the Shire of Irwin's Local Government Inventory. P367 Gordon's Hotel (fmr), Bunbury, was constructed in 1895 and is a brick and iron, double storey hotel building with a two storey verandah. It was considered in May 2005 as below threshold for the assessment programme. The Miner's Arms Hotel in Northampton was constructed in 1868. It is brick and tile single storey and has undergone several major alterations. It is not in HCWA's current assessment programme.

The *Imperial Hotel, York* is a representative example of a Victorian Filigree hotel.

Blackwood Inn, constructed 1865, includes a stable building like *Imperial Hotel, York*. The place demonstrates the role of coaching inns as a part of the mid 19th century colonial transport network.

Club Hotel and Stables was constructed in 1907 in the Federation Filigree style. It is a two storey brick building with zero setback and symmetrical facades on either side of the truncated corner. It has a two storey verandah with decorative timber work and a hipped CGI roof. The stables at the rear are constructed from brick. It has a double storey loft which is flanked on either side by single storey wings. The second storey section of the stables was used as the coach house. The Club Hotel and Stables is in HCWA's current assessment programme.

Hotel Australia (fmr), Laverton, constructed in 1901, is a single-storey brick, stucco and corrugated iron building, showing influences of Federation Free Classical style. It includes an enclosed carriageway and once had stables at the rear. It is on the State Register.

The Albion Hotel in York was constructed c1860. The original stables are extant. These were converted to servant's quarters. It is classified by the National Trust (WA) and registered on the National Estate.

Imperial Hotel, York is rare as a hotel/inn which has original stables.

⁴³ Ball, J., Kelsall, D. & Pidgeon, J., *Statewide Survey of Hotels 1829-1939*, op cit, pp. 13-22.

While it is not possible to conduct a search for detached second class lodgers accommodation on the HCWA database, a search through the documentation for the registered hotels did not identify this type of building. The *Imperial Hotel* is rare as a hotel that includes detached second class lodgers accommodation.

Imperial Hotel, York is a component of several heritage precincts in the town of York.

The Avon Terrace precinct, which incorporates *Imperial Hotel, York*, is a precinct classified by the National Trust in 1985. The precinct includes the three two-storey hotels and Settler's House in Avon Terrace.

Imperial Hotel, York is within the York Town Centre Precinct as defined on the Heritage Council database. The boundaries of the precinct take in the two street blocks of Avon Terrace from Joaquina Street to McCartney Street as well as South Street where St Patrick's Church and the railway station are located. The precinct contains all the major public buildings and the central commercial buildings constructed in the town between 1845 and 1911, when the Town Hall was built. Within this precinct, *Imperial Hotel, York* is located on a corner adjacent to the Town Hall at the southern entrance to the town centre, and with the Town Hall provides a visual anchor at that end of the townscape. Places within the precinct are classified by the National Trust, entered on the Register of the National Estate and listed in the York Shire Local Government Inventory.⁴⁴

The York Town Centre Precinct as categorised by the Shire of York is bounded by Poole Street to the north, Henrietta/Baladong Streets to the south, the River Precinct to the east and the railway line to the west. It encompasses all the nineteenth century and early twentieth century buildings in the town, as well as a few contemporary buildings, in what is considered the commercial and social centre of the district. *Imperial Hotel, York* is one of the four public houses in the precinct, the list including Settlers House. The public houses are listed second after the obvious historic icons and public buildings such as the Town Hall, Post Office, Court House, St Patrick's Church and the old Primary School. This recognises their position of importance and prominence within the precinct.⁴⁵

York Historic Town is a registered precinct on the Register of the National Estate. It encompasses the entire townsite of York with an area of about 1,600ha.⁴⁶

Hotel buildings are dominant structures in many heritage precincts. The Stirling Terrace Precinct, Albany includes the Everett Buildings, cnr Stirling Tce & Spencer St, which is a rendered brick Federation Free style building constructed between 1880 & 1890. The three-storey Royal George Hotel (1885-1910), London Hotel (1909) and White Star Hotel (1910) are all Federation Free Classical style buildings in the precinct, which also includes the Old Albany Post Office, the Federation Romanesque style Court House complex, and a number of substantial commercial buildings. The precinct is the subject of a 2001 conservation plan and a number of the buildings are on the State Register.

The West End Conservation Area in Fremantle is a substantial built area with a number of stone buildings dating from the 1850s through to the early 1900s. It includes hotels, commercial and warehouse buildings, and the Fremantle Prison and museum. There are over a dozen hotels in the precinct, a number of them being dominant corner buildings such as the three-storey stone block Hotel

44 Heritage Council database, place 02862.

45 York Shire Council website www.york.wa.gov.au/Corporate/Heritage.htm.

46 Australian Heritage Database, registered place 10019.

Fremantle (1885-1899) and the two-storey Orient Hotel (1902). The hotel buildings in the Conservation Area are predominantly Federation Free Classical style and add considerably to the character and heritage of central Fremantle.

There are two hotels that play a prominent part in the Bridgetown Town Centre Precinct, which encompasses Hampton Street. The Freemason's Hotel, on the corner of Hampton & Steere Streets, is a large two-storey Federation Filigree timber hotel built in two stages in 1905 & 1907. It includes two shops and has verandahs extending to the road edge. It is located on a prominent corner directly opposite the Bridgetown Civic and Community Centre. Bridgetown Hotel, 1880-1920, is also a Federation Filigree style building. (NT, MI)

The Burt Street Boulder Precinct has the two-storey Grand, Newcastle, Metropole, Court and Albion Hotels in two street blocks, adding significantly to the streetscape of single-storey commercial and retail premises constructed during the late 1890s and early 1900s gold boom period. These buildings generally feature the more ebullient gold boom architecture.

Hotels are a barometer of a districts growth and success, or of its perceived potential. The majority of substantial hotels in WA were built from the 1880s, and some that were built earlier were refurbished and enlarged in the latter decades of the nineteenth century. *Imperial Hotel, York* can compare well to the significance and position of hotels in other precincts in WA, most of which feature buildings constructed a decade or more later.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH
