



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)

- 4.1 Planning urban settlement
- 3.22 Lodging people
- 3.23 Catering for tourists

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 311 Hospitality and tourism

11.1 AESTHETIC VALUE*

Metropolitan Hotel (fmr) is a good example of the Federation Free Classical style of architecture applied to a modest hotel building. (Criterion 1.1)

Metropolitan Hotel (fmr) has a landmark quality arising from the visual impact of the form, the parapeted front façade and zero setback of the building in the main street of Hopetoun. (Criterion 1.3)

Metropolitan Hotel (fmr) is valued by the community of Hopetoun and district, for the significant contribution to the historic streetscape, townscape and character of Hopetoun, in complementing and enhancing the early 1900s heritage of the town. (Criterion 1.4)

11.2. HISTORIC VALUE

Metropolitan Hotel (fmr) was one of the first buildings constructed in the remote and isolated port of Hopetoun following the town's gazettal in February 1900. It was one of two hotels that provided food and accommodation for people travelling to and from the Phillips River goldfields. (Criteria 2.1 & 2.2)

11.3. SCIENTIFIC 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.

11. 4. SOCIAL VALUE

Metropolitan Hotel (fmr) contributes to the local community's sense of place, as evidenced by its inclusion in the Shire of Ravensthorpe's Municipal Heritage Inventory. The place was one of the first building constructed in the town of Hopetoun and contributes to the heritage of the region. (Criteria 4.1 & 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The 1901 building (east wing) of *Metropolitan Hotel (fmr)* is a rare extant example of a single storey timber framed and iron clad hotel building in Western Australia, while the 1907 front section is a rare example of a single storey hotel with only one elevation addressing the street. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Metropolitan Hotel (fmr) is a representative example of a remote rural, former hotel that has been adapted to facilitate many functions since its construction in the early 1900s. (Criterion 6.1)

12. 3 CONDITION

Metropolitan Hotel (fmr) is generally in fair condition. The drainage is in poor condition, there is evidence of ceiling damage, and rusted roof sheets. There is evidence of termite damage, the front façade mouldings and shopfront dado replacements are damaged, and the shopfront glazing has been smashed and boarded over. The external timber window and door frames and doors mostly show signs of weathering and deterioration, although the interior timber is in good condition. Overall, there is minimal evidence of any maintenance having taken place for some time.

12. 4 INTEGRITY

Metropolitan Hotel (fmr) has retained a moderate degree of integrity. Minimal changes to the original fabric have taken place over the years, although it has had a variety of uses. The place is currently vacant at the front; with a residential function in the east wing to the rear.

12. 5 AUTHENTICITY

The original fabric of the various phases of development of the place is mostly intact. The original face brick, and tuckpointed front wall of the 1907 building have been painted, an original front window has been replaced, various doors throughout and cladding on the rear wall of the east wing have been replaced, and some sections of interior walls have been removed. Overall, *Metropolitan Hotel (fmr)* demonstrates a moderate degree of integrity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Jacqui Sherriff, Historian. The physical evidence has been compiled by Laura Gray, Conservation Consultant.

13. 1 DOCUMENTARY EVIDENCE

Metropolitan Hotel (fmr) comprises three interconnected single-storey buildings constructed as a hotel and store.; the east wing (c.1901), the north wing (c.1905), and the front building (1907). The brick and iron front building facing the street, the most substantial of the three phases of construction, was constructed in 1907 for owner Ernest Victor Hiller.

Apart from scattered homesteads on large pastoral leases (dating from the 1860s), there was little European settlement in the area around current day Ravensthorpe and Hopetoun until the discovery of gold in the Ravensthorpe Range in early 1890s. Following the discovery of auriferous quartz later that decade, many prospectors moved into the area, travelling on foot from Esperance, Norseman or Mount Barker. The poorly made track from Albany (blazed for the telegraph line in 1877) was rarely used. Occasionally ships called at Mary Anne Harbour (later Hopetoun), 48 kilometres south of the Ravensthorpe Hills. Although the Harbour had been gazetted as a quarantine station for stock in 1894, it was not intended as a townsite.¹

However, further mineral discoveries led to the declaration of the area as the Phillips River Gold Field in September 1900. By this time, the population in the area was approaching 400, meaning that demand for services to the area increased.² At Mary Anne Harbour, the townsite of Hopetoun was gazetted in February 1901 (with 117 lots surveyed)³ to serve as the port to the mining field.⁴ A jetty was built in 1902 and extended in 1906 and a railway was completed between Hopetoun and Ravensthorpe in 1909, with trains running daily. As Ravensthorpe was isolated with no roads of substance, sailing ships and steamers called at Hopetoun 'to load and off-load gold, copper, wool, grain, building materials, general supplies'.⁵

Hopetoun Town Lot 86 was purchased in 1901 by Raymond John Sharkey, an architect, and Richard Levinge, a farmer, both from Esperance, for £20.⁶ Although the title was not registered until June of that year, a publican's general licence was issued to Frank S Black, for the Metropolitan Hotel, Mary Anne Harbour, in March of that year.⁷ It is not known if Black initially operated from another site, but the issuing of the licence would indicate that the first stage of construction of the *Metropolitan Hotel (fmr)*, the east wing, dates from c. 1901.

The following year, a Wayside House Licence was issued to James Sinclair, for the Metropolitan Hotel, Hopetoun.⁸

Hopetoun was listed in *Wise's Post Office Directory* for the first time in 1902. By this time, there were approximately 20 listings, including James Sinclair of the Metropolitan Hotel, John McLeod of the Port Hotel, as well as Barnett &

¹ Rhonda Jamieson, 'Country Storekeeping: A Case Study of the Daw Family Business in Ravensthorpe and other County Areas', PhD thesis, Murdoch University, 2001, p. 114.

² *ibid.*

³ *Government Gazette*, 15 February 1901, p. 676.

⁴ Jamieson, *op. cit.*, p. 123. Hopetoun was named after Lord Hopetoun, Australia's first Governor General.

⁵ A M Archer, pamphlet article, as cited in R Bodycoat, 'Ravensthorpe Anglican Church Conservation Plan', prepared for XX, YY, pp. 2-3. The railway closed in 1935 and shipping ceased. Hopetoun jetty was demolished in 1983.

⁶ Grant 272, registered 17 June 1901; Certificate of Title, Volume 219, Folio 66, registered 17 June 1901.

⁷ *Police Gazette*, 13 March 1901, p. 99. John McLeod of the Port Hotel was granted a licence on the same day.

⁸ *Police Gazette*, 29 January 1902, p. 47.

Co, agents for the Adelaide Steam Company, a blacksmith, a builder (Thomas Clark), a carpenter (Thomas Love), a clerk, post master, two storekeepers, a carrier and a telegraph linesman.⁹

Title to the Metropolitan Hotel was transferred to hotel keeper, Ernest Victor Hiller in February 1907.¹⁰ In June 1907, Hiller raised a mortgage of £1,603/4/2 with Edward and Thomas Barnett, merchants of Albany, and the Albany Brewing Company.¹¹ It is most probable that the brick section of Metropolitan Hotel was constructed at this time.¹²

A photograph of the *Metropolitan Hotel (fmr)* dated 1908 shows a single storey verandah over the footpath to the street and a steeply pitched corrugated iron roof with three chimneys.¹³ Another photograph dated 1925 of a group of people outside the Hotel shows the detailing of the timber verandah posts. Signage on the windows indicate 'Bar' and 'Billiard Room'.¹⁴

From c. 1915 to 1930, Hiller's premises were listed in Wise's Post Office Directory as Metropolitan Hotel and Store.¹⁵ The Shire of Ravensthorpe Municipal Heritage Inventory states that the Metropolitan Hotel was delicensed and turned into holiday flats in 1925.¹⁶ Although no documentary evidence has been found to support this, it is likely that *Metropolitan Hotel (fmr)* was a favoured holiday destination for some. At this time, farming replaced mining as the mainstay of the region and towns along the southern Western Australian coast became popular holiday resorts for both farmers for miners further afield.

After Ernest Hiller died in November 1930, probate of his will was granted to his widow, Alice. However, it was only a few months until Alice herself died, and probate of Alice's estate was passed to Trevilain James Mooney, a Midland Railway Junction Employee.¹⁷ In the meantime, *Wise's Post Office Directory* listed Alice Hiller as the proprietor of the Metropolitan Hotel.¹⁸

In February 1935, ownership of the Metropolitan Hotel was transferred to Agnes Cherry and Vera Milford, both of Hopetoun, and Mary Storen of Knoxville, South Australia.¹⁹ Vera Milford had previously been the owner or manager of the Port Hotel and store.²⁰ In 1934/35, *Wise's Post Office Directory* listed Vera Milford as having a store in Hopetoun, while Agnes

⁹ *Wise's Post Office Directory*, 1902, p. 127. Mary Anne Harbour is included in the Phillips River listing in 1901; however, no hotel keepers are listed.

¹⁰ Certificate of Title, Volume 219, Folio 66, registered 5 February 1907.

¹¹ Certificate of Title, Volume 388, Folio 130, registered 17 June 1907. The mortgage was discharged in 1922.

¹² While there is no documentary evidence other than Hiller raising a mortgage to support this date of construction, this is the most likely scenario. All records of the Phillips River Road Board (formed 1903) were destroyed by fire in 1916. If extant, the Rate Books in particular could have provided more information on the dates of construction for all building phases. Further, Teri Pens, real estate agent indicated that the date '1903' was painted on the façade in recent years and is an unreliable indication of the date of construction (discussion with Laura Gray, 1 May 2003). Previously, 'Metropolitan Hotel' and a date (unknown) had been embossed on the parapet.

¹³ Lot 86 Veal St, Hopetoun, photograph dated 1908, HCWA File PD2312.

¹⁴ Photograph dated 1925, HCWA File PD2312.

¹⁵ *Wise's Post Office Directory*, 1915, p. 180; 1920, p. 117; 1930, p. 277.

¹⁶ Shire of Ravensthorpe, 'Shire of Ravensthorpe Municipal Heritage Inventory'; Laurel Lamperd, 'The hotels saga of the Phillips River District', n.d.

¹⁷ Certificate of Title, Volume 388, Folio 130, registered 2 June 1931; 30 October 1931.

¹⁸ *Wise's Post Office Directory*, 1932/33, p. 283.

¹⁹ Certificate of Title, Volume 388, Folio 130, registered 19 February 1935.

²⁰ *Wise's Post Office Directory*, 1932/33, p. 283.

Cherry was listed as being at the Port Hotel.²¹ It would seem that by this time the small town could not support two hotels, and Miss Cherry and Miss Milford agreed that the Metropolitan Hotel would close and become a store, while the larger Port Hotel remained in operation.

Title to the property again changed hands in 1940, when Mary Storen and William Everett, a motor trimmer from Perth, became the owners. Miss Milford's store closed at this time. Everett became the sole owner in 1951.²² The use of the place for the next few years is not known.²³

Salmon fishing became an important industry in the region in the early 1940s, and *Metropolitan Hotel (fmr)* operated as a fish factory for Hunts from 1947 to 1951.²⁴

As well as undergoing internal changes to accommodate a variety of uses, *Metropolitan Hotel (fmr)* has undergone a number of external changes over the years. At some stage before 1945, the building was re-roofed at a lower pitch and sometime between 1945 and c. 1965, the verandah was removed. The brickwork was painted sometime between c. 1965 and 1978.²⁵

Following Everett's death in 1970, probate of his will was granted to his widow, Eileen, Ronald Brown, a chartered accountant of Perth, and John Everett, a company director in Perth.²⁶ In the late 1970s, *Metropolitan Hotel (fmr)* accommodated a café and housed a power supply for cray fishermen.²⁷

Ownership of *Metropolitan Hotel (fmr)* has changed hands several times over the past two decades²⁸. The present owners have had the property since 1991. Most recently, part of the place has been used as an art gallery.²⁹ In April 2003, the place is mostly vacant.

It is local belief that the original (c. 1901) hotel was demolished or burnt down, but there is no evidence to support such theories, despite extensive newspaper searches by local researchers.³⁰ The physical evidence indicates that the original hotel building remains extant.

13. 2 PHYSICAL EVIDENCE

Metropolitan Hotel (fmr) comprises three interconnected single-storey buildings; the Federation bungalow style timber framed and corrugated iron clad east wing (c.1901), the vernacular timber framed corrugated iron clad north wing (c.1905), and the Federation Free Classical style brick, render and corrugated iron front building (1907).

Metropolitan Hotel (fmr) is located on the east side of Veal Street, the main street of the town of Hopetoun. Veal Street aligns north south, direct to the

²¹ *Wise's Post Office Directory*, 1934/35, p. 285; 1940, p. 329.

²² Certificate of Title, Volume 388, Folio 130, registered 7 October 1940; 28 March 1951.

²³ Vera Milford is not listed in *Wise's Post Office Directory* after 1940. There is no mention of the Metropolitan Hotel after 1935.

²⁴ Southern Scribes, *And the dingoes howled: stories from the bush*, Southern Scribes, Ravensthorpe, 1999, p. 397; Enid Tink, Ravensthorpe Historical Society, telephone conversation, 12 April 2003. It is thought that one of the rear buildings was used as the canning factory.

²⁵ Photographs dated 1945, c. 1965 and 1978, HCWA File PD2312.

²⁶ Certificate of Title, Volume 388, Folio 130, registered 16 November 1972.

²⁷ A W Archer, *Ravensthorpe - Then and Now*, second edition, 1979 (1977), p. 126.

²⁸ Certificate of Title, Volume 1551, Folio 309, registered 21 September 1979, 24 August 1984, 6 June 1989, 17 May 1991, 8 November 1991.

²⁹ Enid Tink, op. cit.

³⁰ Teri Pens, real estate agent, discussion with Laura Gray, 1 May 2003.

Southern Ocean, less than 100 metres south of *Metropolitan Hotel (fmr)*. The main street comprises a number of early 1900s buildings including the c.1900 two storey Port Hotel(1901;1907) at the ocean end, a corrugated iron dwelling, and recently converted timber cottage (café), on the west side opposite *Metropolitan Hotel (fmr)*. An open parkland is on the east side of Veal Street, opposite the recent brick construction supermarket on the corner of the Esplanade, immediately south of *Metropolitan Hotel (fmr)* that is flanked on the north side by a small transportable building, and other recent brick constructions on lots further north.

Metropolitan Hotel (fmr) has an expansive street frontage that occupies all but one metre on the north side. A recent brick parapet wall of the building on the south forms the south boundary. The front façade is at zero setback and there are no verandahs or evidence of there having been verandahs across the front. The expansive pavement is brick paved. A timber electric light pole is located on the outer edge of the pavement, central on the front of the building, but otherwise the front façade provides unrestricted streetscape views. The rear boundary of the site is parallel with a gravel laneway that enters off the Esplanade, and provides access to the rear of the building. There are some garden plantings and lawn, typical of a residential sea-side environment, and a timber framed corrugated iron clad freestanding carport, in the rear yard. Part of the north side boundary is a colorbond fence, the remainder is unfenced, the rear boundary is post and rail with shade cloth, and the south boundary is a face brick parapet wall.

Metropolitan Hotel (fmr) shows evidence of three distinct periods of development; 1907 brick hotel construction (front building) on the street frontage; c.1905 north wing and ablution facilities along the north side boundary, detached timber framed corrugated iron accommodation facility; and, the c.1901 east wing parallel along the rear of the brick building. Each of the three buildings comprising *Metropolitan Hotel (fmr)* are interconnected by roofs.

The roofs over each of the three elements of the place are different in form, but all clad with corrugated iron, although some connecting roofs are clad with clear corrugated polycarbonate sheeting. The front building has a hipped roof, the north wing, a gable, and the east wing, a gable with a separate hipped skillion verandah around three sides, connecting to the front building and north wing. The front connection is a high pitched gable infill clad with clear polycarbonate sheeting. Visible gutters are square profile in form and in poor condition, with PVC downpipes.

The front facade of *Metropolitan Hotel (fmr)* displays characteristics of the Federation Free Classical style of architecture.³¹ This is evident through the use of classical themes and an asymmetrical but balanced frontage below the symmetrical parapet, which features a decorative central stepped parapet and decorative accents on the skyline. The front facade is tuckpointed face brick, but this has subsequently been painted. Moulded detailing delineates the cornice and extends to form an arched pediment within the stepped parapet, highlighting the painted year of construction '1903' above a decorative stucco detail. There is evidence of the removal of lettering and a date from under the moulded arch, but the details are indiscernible.

³¹ Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture Styles and terms from 1788 to the present*. Angus & Robertson Publishers, Sydney. 1989. pp. 104-107.

The front building (1907) is aligned north south along the front boundary, and has five separate openings across the front façade. On the south end of the frontage there are two mirrored shops, each with truncated recessed entries central within their symmetrical layout. An interior wall has been partially removed to provide access between the two shops. Each shop has a room at the rear. The next doorway along the facade opens into a corridor that leads directly to a rear door, with access each side to rooms at the rear. The fourth front door accesses a shop-like space where there is evidence of a wall having been removed, making one room from the original two rooms. There is a limestone walled, earthen floor cellar under the front room, with a timber trap door and ladder access. The northern most front door opens into a large room that extends to the rear of the building and accesses the rear.

The east wing displays characteristics of Federation Bungalow style architecture,³² evidenced by the single storey simple traditional timber framed construction and broad roof extending over verandahs. The east wing connects to the front hotel building along the west side, with several steps down to the brick building at each of the door accesses. The north wing on the north side, via verandahs associated with the east wing, suggesting that perhaps it may have been the original building on the site. The rooms within the wing are mostly interconnected.

The north wing is a long pavilion, only one room wide, comprising of four rooms interconnected in sets of two, and ablution facilities at the east end within the pavilion and under a skillion extension. The north wing is connected to the east wing via a timber verandah along the entire south side of the north wing. The verandah is clearly associated with the east wing, although not of c.1901 construction, as it slopes down on the outer perimeter where it connects to the north wing.

The front building of *Metropolitan Hotel (fmr)* is a single-storey brick construction with corrugated iron roof. The original tuckpointed face brickwork, and stucco moulding on the parapet of the street frontage has been painted over. The entire front verandah has been removed and only the north end entry has a recent bullnose canopy over the door. The window and door openings are detailed with flat arched headers in three course header bricks. Each of the windows on the front façade are shopfront windows featuring multipaned fanlights. The north most window is a recent stained glass design. The mirrored shopfronts on the south end have replacement hardiflex board on the shopfront dados, and the central window dado, formerly the barrel-roll to the cellar, has been infilled with brick and glass blocks. The front doors are mostly four paneled, although there are flush panel doors and some have been fitted with security doors. The north wall is painted face brick in English bond.

The north wall of the north wing is clad with horizontal sheets of painted corrugated iron except for the rear skillion that is clad with sheets of battened asbestos with face brick on the east end. The south wall of the north wing, under the protection of the east wing verandah, is mostly clad with battened asbestos sheets. The only windows are along the north wall and they are an eclectic collection of double hung sashes, a timber framed casement pair and a single small casement.

The east wing is a timber framed construction clad with horizontal sheets of painted corrugated iron on the north and west former external walls (now interior walls), and more recent hardiplank on the rear wall (east). The rear

³² *ibid.*, pp. 144-147.

verandah seems to be a recent reconstruction with timber posts, cross balustrades and a concrete floor. Two windows on the rear façade have been replaced with aluminium framed sliding glass and one timber framed sash remains. The doors, both original four panel doors and flush panel doors, have the fanlights above.

The front building has pressed metal ceilings, cornices and roses, hardplaster walls, and 6 inch (0.150m) tongue and groove oregon timber boards throughout, with high moulded timber skirtings, and four panel doors. Most of the pressed metal ceilings are extensively rusted. There is a suspended ceiling in a portion of the 'kitchen' (see plan), and the 'restaurant' at the west end has a suspended hessian ceiling.. The truncated fireplace in the north room still has the decorative surround and mantelpiece in place. The back-to-back fireplace is concealed by a contemporary stainless steel kitchen fitout. The back-to-back truncated fireplaces in the south rooms have a Metters stove insert, and a more recent face brick intervention respectively.

The original corrugated iron external walls of the east wing, now form internal walls. The original ledge and brace, and four panel oregon doors, moulded architraves and skirtings remain in place throughout although there are some replacement flush panel doors at the rear. The floors are 6 inch (0.150m) tongue and groove oregon boards in relatively good condition, with some evidence of termite damage. The interior walls and ceilings are lined with horizontal tongue and groove oregon pine boards in all rooms except the south room where the walls have been clad over with gyprock and the ceiling is a decorative pressed metal design. All wall and ceiling surfaces have been painted. There are still some of the original timber framed double hung sash windows in place, in good condition, although two windows on the east wall have been replaced with aluminium framed sliding glass sashes. There is a basic sink fitout on the east wall of the south room..

The south wall of the north wing, facing the east wing, has been reclad with flat sheets of asbestos. The verandah connection between the north wing and the east wing has a 5.5 inch (0.135m) tongue and groove jarrah floor. There is subsidence along the north side of the floor where it adjoins the north wing, and there is extensive evidence of termites and wood rot along this edge. The connection roof is a skillion sloping down from the east wing, and there are a number of polycarbonate clear sheets in that roof. The original ledge and brace oregon doors are in place on two of doors, with the remaining doors being flush panel. The floors are 6 inch (0.150m) tongue and groove oregon boards in relatively good condition, with some evidence of termite damage and subsidence. The interior walls and ceilings are lined with horizontal tongue and groove oregon pine boards. All surfaces have been painted. The original timber framed double hung sash windows and casement windows are in poor condition.

The ablution areas mostly have ceramic tiles to the walls and floors. The fitouts are post 1970s.

The carport is of no heritage significance.

13.3 COMPARATIVE INFORMATION

There are very few single storey hotels in Western Australia dating from the early 1900s. Of these, brick or stone are the more common building materials.

Only one comparable example with the original c. 1901 *Metropolitan Hotel* (fmr) has been identified. The *Gibson Soak Hotel* to the north of Esperance is a single

storey timber hotel built in 1896. Over the years, the front façade has been extensively altered and renovated and the original material is unidentifiable.

Closely comparable examples to the 1907 wing *Metropolitan Hotel (fmr)* are *Grand Hotel, Leonora* and *White House Hotel, Leonora*. Both are classified by the National Trust of Australia (WA). Both hotels are single storey brick and corrugated iron buildings with a single street elevation in the Federation Free Classical style, with a parapeted façade and single storey verandah over the footpath. *Grand Hotel, Kookyine*, is also a single storey hotel, but it has a corner location and a more domestic appearance. *Grand Hotel, Kookyine*, is also classified by National Trust (WA).

The *Grass Patch Hotel* and *Salmon Gum Hotel* are also single storey hotels. Both were built of stone in 1926.

Two other single-storey corrugated-iron clad hotels have been identified. Both feature deep front verandahs. *Junction Hotel*, Gascoyne Junction, is timber-framed building with horizontally-fixed corrugated iron walls and a hipped corrugated iron roof, constructed in c.1909. *Ironclad Hotel*, Marble Bar, constructed in 1892, is also a corrugated-iron hotel.

13.4 REFERENCES

No key references.

13.5 FURTHER RESEARCH

There is very little documentary evidence available to trace the history of the place. All relevant sources were consulted at the Batty Library for Western Australian History and the Ravensthorpe Historical Society contacted for information. Further primary research may reveal further history about the place.

There is the potential for oral histories to yield further information on the place.