



**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 food and beverages |
| 3.21 | Entertaining for profit |
| 3.22 | Lodging people |
| 3.23 | Catering for tourists |
| 8.13 | Living in cities and suburbs |

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 311 Hospitality industry and tourism
- 605 Famous and infamous people

11.1 AESTHETIC VALUE*

Broken Hill Hotel, Victoria Park is a two-storey Federation Free Classical style hotel with prominent corner faceted dome tower, which dominates the busy commercial thoroughfare of Albany Highway in Victoria Park. (Criterion 1.2)

Broken Hill Hotel, Victoria Park is located at a highly visible position at the crest of Broken Hill in Victoria Park and considered a significant local landmark by the local community. (Criterion 1.3)

11.2. HISTORIC VALUE

The site of *Broken Hill Hotel, Victoria Park* was previously the location of the first coach stop from Perth along the Perth to Albany road, where a natural spring was located, known as Two Mile Spring, or sometimes Two Mile Well, which provided water for a horse trough. (Criterion 2.2)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Broken Hill Hotel, Victoria Park is indicative of the rapid growth and development of the suburb of Victoria Park during the 1890s following the discovery of gold in West Australian. (Criterion 2.2)

Broken Hill Hotel, Victoria Park is the most elaborate and substantial extant work of the architect, and first Mayor of Victoria Park, Robert Thompson McMaster, who after working for the Public Works Department in the early 1890s, established his own successful practice and was responsible for United Service Hotel at 43 St Georges Terrace (now demolished), Ozone Hotel at 1 Adelaide Terrace (now demolished, site of P16551 Ozone Reserve), and Smith's Chambers at 149 Barrack Street. (Criterion 2.3)

Broken Hill Hotel, Victoria Park was originally owned, and construction funded by, Marion Frances Russell and her husband, the second Mayor of Victoria Park, Alfred George Russell. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Broken Hill Hotel, Victoria Park is highly valued by the community, and has been continuously used as a place of recreation and entertainment for over 110 years. (Criterion 4.1)

Broken Hill Hotel, Victoria Park, prominently situated on the crest of Broken Hill in Victoria Park, significantly contributes to the community's sense of place, and is considered a significant landmark for those travelling the Albany road, and later Albany Highway, from 1898 to the present day. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Broken Hill Hotel, Victoria Park is the oldest remaining hotel in Victoria Park, constructed from 1897 and completed in 1898, it's contemporary, the original Victoria Park Hotel also constructed from 1897, was later demolished and rebuilt twice. (Criterion 5.1)

Broken Hill Hotel, Victoria Park is a rare extant example of the architect, and first Mayor of Victoria Park, Robert Thompson McMaster's work. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Broken Hill Hotel, Victoria Park is a fine and representative example of a Federation era hotel following the common design principles of being located on a prominent street corner and featuring an almost ubiquitous domed tower. The classical style expression represented a confidence and growth in Perth and its immediate suburbs during the gold rush period. (Criterion 6.1)

Broken Hill Hotel, Victoria Park is reflective of the optimism and growth of Victoria Park during the late nineteenth century. (Criterion 6.2)

12.3 CONDITION

The ground floor of *Broken Hill Hotel, Victoria Park* has been recently refurbished and is well maintained befitting the demands of its high public use. Replacement of timber floors with concrete and terracing and paving of external ground surfaces may limit the potential for archaeological material at the place. The upper floor is utilised for private offices and storage and retains much of the original fabric, some of which shows signs of deterioration internally. Overall *Broken Hill Hotel, Victoria Park* is in good condition.

12.4 INTEGRITY

Although the residential function is no longer accommodated at *Broken Hill Hotel, Victoria Park* the place has continued in operation as a public house since construction. The style of residential accommodation remains evident but is not sustainable in its current form and alternative uses for the upper floor are being investigated. Overall *Broken Hill Hotel, Victoria Park* has moderate integrity.

12.5 AUTHENTICITY

The external presentation of *Broken Hill Hotel, Victoria Park* has been modified by rendering and painting of the brickwork and progressive enclosure of ground floor arcades, particularly to the Harper Street elevation. Much of the original fabric has been removed and planning modified at the ground level of the hotel in stages of refurbishment throughout the last half of the twentieth century. There have been some minor alterations to the roof forms but the place retains much of its original fabric and planning at the upper level and overall has moderate authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by State Heritage Office staff with physical evidence compiled by Katrina Chisholm, Architect, with amendments and/or additions by the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Broken Hill Hotel, Victoria Park is a two-storey Federation Free Classical style hotel with prominent corner faceted dome tower, which dominates the busy commercial thoroughfare of Albany Highway in Victoria Park.

The first land grants in the area now known as Victoria Park were allocated in the same year that the Swan River Colony was established, in 1829, to Henry Camfield, John Butler and Samuel Bickley, who were granted Swan Location 35, Swan Location 36 and Canning Location 2 respectively.¹

Development of the area was relatively slow in comparison to other regions at the same distance from the capital, as the area consisted mainly of sand and shrubbery with some isolated pockets of vegetation, which offered practically no attraction to colonist for settlement. However, with the construction of the first Causeway Bridges over Heirisson Islands in 1843, and the mapping of the first overland route connecting Perth with Albany, originally known as King George Sound Road now known as Albany Highway, through Victoria Park in 1853, the area gradually became more appealing for settlers.²

Until the construction the Pinjarra to Perth Railway Line through Victoria Park in May 1893, the area still remained largely ignored as nothing more than the beginnings of the overland route from Perth to Albany. Prior to 1893, there were little more than 20 dwellings in the district, which by 1898 had risen to over 1,000.³ The district's population was further supplemented by the enormous migration to the State which directly resulted from the discovery of Western Australian Gold in the 1890s and the wealth and immigration this brought. The district of Victoria Park was particularly attractive to new arrivals, as it offered relatively inexpensive land and was in close proximity to Perth city. Due to this growth, Victoria Park Roads Board was gazetted in 1894, and was declared a Municipality in 1897.⁴

The year 1897 was also when construction began on Victoria Park's first two hotels, the *Broken Hill Hotel, Victoria Park* on the corner of Albany Highway and Harper Street and the original Victoria Park Hotel on the corner of Albany Highway and State Street. Little information exists about the original 1897 Victoria Park Hotel. It was later demolished, and in 1908 a second Victoria Park Hotel

¹ Heritage Today, *Town of Victoria Park: Municipal Heritage Inventory* (2000), p.3.

² State Register of Heritage Places Assessment Documentation for P3631 *Causeway Bridges* (1998), p. 4., and Stokes, Lois., *A Streetscape of Part of Albany Highway in the decade of 1890-1900 and Beyond* (1992), p. 4.

³ Stokes, Lois., *A Streetscape of Part of Albany Highway in the decade of 1890-1900 and Beyond* (1992), p. 3.

⁴ Gallop, Geoff, *Know Your Suburb: Victoria Park & East Victoria Park*, (1992).

was constructed on the same site. Like its predecessor, the 1908 hotel was also demolished and a third, the current Victoria Park Hotel, was completed in 1927.⁵

In 1897 the land upon which the *Broken Hill Hotel, Victoria Park* was about to be constructed was owned by Marion Frances Russell and her husband, Alfred George Russell, the Mayor of Victoria Park from 1898-1903.⁶

The land was purchased from Mary Edith Parry, the sister of the famous West Australian architect George Herbert Parry, in 1894, and in 1897 the Russell's contracted the architect Robert Thompson McMaster, who at that time was the then current, and first, Mayor of Victoria Park, to design and build a hotel on this portion of land.

Robert Thompson McMaster, articulated under Melbourne architect, Michael Egan for eight years before coming to Western Australia c. 1891. In Perth, McMaster briefly worked for the Public Works Department until 1892-93 when he established his own successful practice, initially in partnership with F.G. Renou although the partnership was short lived. McMaster was responsible for the design of a number of structures in and around Perth, including 'Tukurua' at 7 Rosendo Street, Cottesloe (P3454,) Forrest Farmhouse (fmr), 86 Mackie Street, Victoria Park (P3996), United Service Hotel at 43 St Georges Terrace (now demolished), Ozone Hotel at 1 Adelaide Terrace (now demolished, site of P16551 Ozone Reserve), Smith's Chambers at 149 Barrack Street, and *Broken Hill Hotel, Victoria Park*.⁷ The Ozone Hotel and *Broken Hill Hotel, Victoria Park* were some of McMaster's later works as an architect, as he appears to have had little involvement with the profession after returning from war service in South Africa in 1901 having attained the rank of Captain. He is credited with the design of Central Arcade in 1904 and maintained an office there for a period before the building was demolished in the 1920s for Forrest Place.⁸ McMaster Street (previously Hereford Street) in Victoria Park a short distance from *Broken Hill Hotel, Victoria Park*, is named in his honour, after he was killed in action at Gallipoli on 7th August 1915.

The site chosen for the *Broken Hill Hotel, Victoria Park* had already proven to be a high traffic area for those travelling along the Perth to Albany road. Its location had previously been the site of the first coach stop along the road route, where a natural spring was located, known as Two Mile Spring, or sometimes Two Mile Well. The natural spring provided water for a horse trough where a few shady trees also stood. Its location was entirely responsible for the bend in the Albany Highway, between McMaster and King George Street, opposite the *Broken Hill Hotel, Victoria Park*.⁹

⁵ Place entry for 'Victoria Park Hotel', in Heritage Today, *Town of Victoria Park: Municipal Heritage Inventory* (2000)

⁶ Certificate of Title (Vol. LIX/ Fol. 92) records the transfer of land from Mary Edith Parry to Marion Frances Russell on 24th October 1894., and, Record of Mayors and Councillors of Victoria Park 1894-1917, provided by Victoria Park Library, Local History Collection.

⁷ J S Battye, *The Cyclopaedia of Western Australia* (1913), volume 1, p. 410, volume 2, p. 277 & *The West Australian*, 16 August 1915, p. 8.

⁸ *The Western Mail*, 23 Dec 1904, p. 46.

⁹ Stokes, Lois., *A Streetscape of Part of Albany Highway in the decade of 1890-1900 and Beyond* (1992), p. 2.

Broken Hill Hotel, Victoria Park was completed in 1898, costing the Russell's £6,000.¹⁰ It accommodated public and lounge bars on the ground floor, and provided twenty bedrooms with magnificent views of the city, on the first floor.

The hotel quickly became a popular meeting place for local residents, particularly as there was little else in the municipality in the way of entertainment or recreation. In 1905, the Perth Electric Tramway was extended from Perth across the Causeway along Albany Highway, bringing with it unprecedented prosperity to the suburb, a boost to the local population, and an increase in commercial development. The 'Causeway' Line terminated at Mackie Street, but was later extended twice, firstly to Patricia Street in 1934 and to Welshpool Road in 1942. By 1907, a tram stop had been established opposite the *Broken Hill Hotel, Victoria Park*, where 70 trams were stopping daily.¹¹

During the first decades of the twentieth century, the *Broken Hill Hotel, Victoria Park* played host to numerous sporting and social events, including cricket and football club meetings, funerals and local lodge meetings. It became an important meeting place for local individuals and groups, with notices and news items appearing in newspapers throughout this period.

By the mid-1930s, the hotel had undergone some significant redevelopment with the creation of a corner opening directly under the tower, where windows were previously located. In 1953, W. G. Bennett & Associates designed an upgrade to the hotel's sanitary facilities, which included the reconfiguration of the first floor bathrooms and the addition of an external toilet block to the North of the site.¹²

Following the closure and dismantling of the 'Causeway' Line in 1950, and the major road building program of the 1970s, which saw the widening and reconstruction of Shepperton Road and realignment of the primary route to Perth's southern suburbs from the city; the use of Albany Highway through Victoria Park as a major traffic route became significantly reduced. As a consequence, the hotel experienced a reduction in passing trade and lost some of its prominence and visibility, for it was no longer located on a major traffic route.

In the latter half of the twentieth century, hotels throughout the State experienced the problem where their accommodation facilities were no longer being used by the passing or local trade, and their upkeep had become uneconomical and expensive. In many cases, like that of *Broken Hill Hotel, Victoria Park*, this resulted in the closure of accommodation services altogether, while retaining the sale of food and beverages.¹³ In 1970, to accommodate this change in services, the licensing authority introduced the Tavern Licence, which allowed a place to sell liquor for consumption on and off the licensed premises, and the licensee was not required to provide any accommodation for any person(s).¹⁴ Unlike many

10 'A Year's Building. Large Increases in City and Suburbs: The Rapid Advancement of Perth', *The West Australian*, 25 January 1898, p 7.

11 'Broken Hill Hotel: Victoria Park, Perth', *Sunday Times*, 8 December 1907, p. 4.

12 'Broken Hill Hotel – Victoria Park: Proposed New Toilets to Hotel & Beer Garden', plans by W. G. Bennett & Associated Architects and Town Planners (7.8.1953), retained in Town of Victoria Park Archives.

13 Ball, J., Kelsall D., and Pidgeon J., *Statewide Survey of Hotels 1829-1939*, Volume 1 (1997), p. 57.

14 Government of Western Australia Department of Racing, Gaming and Liquor, 'Hotel Licence, Information Butletin No. 3', sourced from

of its contemporaries, however, *Broken Hill Hotel, Victoria Park* did not exchange its Hotel License for a Tavern License, the Hotel still retains its Hotel Licensed today (2012),¹⁵ however its suite of bedrooms are utilised for office space rather than accommodation.

The hotel underwent several modifications during the last quarter of the twentieth century, beginning with the addition of a bottle shop to the rear of the hotel in c.1975. In 1987 the hotel was refurbished, and in 1992 works were carried out to open up some of the internal passage ways. In 2005 substantial developments were carried out, including the reconfiguration of the ground floor space, the upgrading of the alfresco area, repainting of the exterior and further additions to the rear bottle shops to accommodate drive-through custom. The first floor, however, was unaffected, it retains its main staircase, as well as its original layout and much of its original fabric.

In 2012, *Broken Hill Hotel, Victoria Park*, despite no longer providing accommodation facilities, it continues to operate as a public house.

13.2 PHYSICAL EVIDENCE

Broken Hill Hotel, Victoria Park (1898) is a predominantly two-storey rendered brick building with a corrugated sheet metal pitched roof and a prominent corner tower. A single-storey drive-through bottle shop (c. 1975, 2005) extends to the rear of the building. The place has a corner location within a busy commercial thoroughfare of the Town of Victoria Park with the building displaying street frontages to both Albany Highway and Harper Street.

Located towards the crest of a hill on Albany Highway which makes a gentle deviation to the south near the street intersection, the eponymous *Broken Hill Hotel, Victoria Park* has developed an iconic status within the town due to its prominent position and harmonious Federation Free Classical styling, incorporating a landmark tower at the street corner. Commercial development on adjacent sites together with street planting on the verge and median strips now partially obscure *Broken Hill Hotel, Victoria Park* from medium range and afar, detracting from some of its landmark status.

The original portion of *Broken Hill Hotel, Victoria Park* has a square plan form that sits close to the street boundaries and straddles the three lots which comprise the place. The single-storey form of the bottle shop, and some auxiliary facilities which have been appended to the rear elevation extend to the north-east along Harper Street creating an L-shape wing along the south-east boundary. A beer garden occupies the site to the north-west of the building with the paved terrace set below ground floor level of the hotel due to the fall across the site, while the rest of the land is bituminised for uncovered carparking. A free standing toilet block is located in the upper beer garden along the north-east boundary. Further outdoor terraces are located in front of the Albany Highway elevation, to each side of the main entrance which is raised above street level and accessed by a half-flight of stairs. Street planting around the building includes a Eucalypt (sp. unknown) and Plane Tree (*Platanus acerifolia*) along the Albany Highway verge

http://www.rgl.wa.gov.au/ResourceFiles/ApplicationKits/Liquor/Hotel_tavern_small_bar_licence.pdf. Accessed on 24 April 2012.

¹⁵ Phone conversation between Government of Western Australia Department of Racing, Gaming and Liquor and State Heritage Office Conservation Officer, Sian Ferraz, 24 April 2012.

and a large Hills Fig (*Ficus hillii*) at the southern corner of the building, close to the street intersection with its dense canopy extending to the face of the building and shielding some views of the landmark corner tower.

The principal street elevations were once almost identical around the corner tower comprising rhythmical arcading to both levels of the facades with roof top pediments as well as the tower, creating interest to the skyline. The classical forms of the semi-circular openings and accompanying mouldings are relatively simple and without the effervescent ornamentation of more ebullient Gold Boom architecture. The pattern of the arcading is clearly ordered with wide openings to the recessed balconies in the centre of the facades, and narrower openings to the windows at each end, and at the corner. Modifications made to the Harper Street elevation in the mid-late twentieth century do not conform to this clear ordering and utilise square window and door modules at regular spacings.

Solid balustrades to the upper floor balconies and roof top pediments are embellished with split balusters which contribute to the rhythm of the facades while the corner parapets which incorporate an arched opening and triangular pediment, create prominent accents to the skyline. The northern pediment along Albany Highway appears to house a small attic space with a pyramid roof immediately behind intersecting the hipped roof forms. The other pediments around the corner tower are decorative facade features only with open arches, spherical ornaments, scrolled brackets and stucco ornamentation in the gable pediment. Early photographs of the place show these two pediments formerly matched their northern counterpart and the roof originally featured some dormer ventilators. The octagonal corner tower has semi-circular blind openings and is capped with an ogee-shaped dome. It is unclear whether the openings were ever glazed or if the tower offered viewing capability through the arches.

Two tall painted brick chimneys, visible above the northern roof plane are capped with triangular mouldings. Immediately below the chimneys a skillion roof extends at a lower pitch over the first floor balcony which is continuous across the full length of the north-west elevation. The balcony has timber posts and simple brackets and a horizontal slat timber balustrade overlooking the beer garden below, and with views back towards Perth city but is not currently accessible to the public. The north-east elevation facing the carpark is utilitarian with a series of small rectangular window openings at high level indicative of bathroom facilities. A secondary entrance to the hotel with a gabled portico has been appended to the ground level of this elevation providing direct access from the rear carpark. Immediately adjacent is the drive-through bottleshop which has a horizontal parapet concealing a low pitched roof and roller doors across the vehicle openings.

Archival photographs show the building initially featured face brickwork walls with rendered mouldings accentuating openings. It is unclear when the external wall fabric was rendered, but likely to have occurred around mid-twentieth century. The building currently displays a contrasting paint colour scheme with dark grey applied to the end and corner bays and a light cream finish in the centres.

Internally, the two level building comprises public spaces at ground floor level and private office, staff and storage spaces above with a basement cellar at the south corner accessible from Harper Street. The former residential function at the upper floor of the place is not currently in operation. The ground floor public

spaces include lounge and public bars to the south of a hallway which extends between the Albany Highway entrance and the rear carpark, and a dining lounge and kitchen facilities to the north. Public toilets are accommodated in an annexe extending into the rear carpark beyond the original portion of the building, and are adjacent to the coolrooms and drive-through bottle shop.

Much of the ground floor planning and fabric has been modified in stages of alterations and additions throughout the mid to late twentieth century and most recently in 2005. The removal of internal walls has created more open planning with the different zones and mix of patron facilities distinguished by the interior design scheme providing a range of ambiances through the varying furniture, fittings and surface finishes. In the most recent work to plans prepared by Oldfield Knott Architects, timber floors were replaced with concrete and new ceilings installed.

The original main stairwell to the upper floor level is now secured by partitioning and a locked, flush panel door in the arched opening off the hallway, allowing only staff access to the private spaces above. The open well staircase with two quarter landings has elegantly turned newel posts and balusters which continue around the balustrade at the upper floor. At this level the stairwell forms part of a central core in the building which includes an open lightwell, secondary escape stair, stores and an internal room with a balcony onto the lightwell. Corridors around the four sides of the core provide access to the former bedrooms, lounges and sanitary facilities around the external walls and also to the colonnaded verandahs overlooking the streets, and a steep and narrow timber stair ascending to the roof space which now delivers only very limited service access to the corner tower.

The planning and fabric of the upper floor are highly representative of the original period of construction including timber architraves and skirtings, four panelled timber doors, sliding sash windows, lathe and plaster ceilings and pressed metal ceilings above the verandahs. Face brickwork in the lightwell shows the walls constructed in Garden Wall bond and with two header course lintels over openings. The Stretcher bond brickwork of the north-east wall in the lightwell and the adjacent concrete floor to bathroom facilities, indicates this portion of the building is an addition or reconstruction to the original structure. The former accommodation rooms are of varying sizes with more generously proportioned rooms at the street corner likely to have been used as guest lounges. Drawings from c. 1968 show a suite in the west corner accommodated the manger's flat.¹⁶ Rooms on the north-west side of the building have French doors opening onto the wide verandah which takes advantage of cooling breezes and views. The horizontal timber slat balustrade to the verandah is of recent design and construction (c. 2007).

Comparison with early photographs of the place show that as well as the rendering of external walls there were also modifications to entrances to the ground floor. Corner openings directly under the tower were originally windows but by c. 1935 these had been transformed into an entrance to the public bar with the name of the place apparent in an awning suspended over the openings. The

¹⁶ Krantz & Sheldon Arndt & Silbert, 'Proposed Extensions to: Broken Hill Hotel, Albany Highway Victoria Park', floor plans existing hotel, 1968-1972, LISWA online resource Krantz & Sheldon records, ACC 7092A/1350/3.

central arcade openings in the street elevations were also enclosed, increasing the bar floor areas.¹⁷ The Harper Street arcade enclosures appear to have been later work, undertaken by architects W. G. Bennet & Associates, probably in the mid-1950s.¹⁸

The ground floor public spaces of *Broken Hill Hotel, Victoria Park I* are in very good condition having been recently upgraded and refurbished. Some consideration has been given to alternative uses for the upper floor where the former residential accommodation is not sustainable and some of the original fabric is deteriorating.

13.3 COMPARATIVE INFORMATION

Broken Hill Hotel, Victoria Park is a two-storey Federation Free Classical style hotel with prominent corner faceted dome tower, which dominates the busy commercial thoroughfare of Albany Highway in Victoria Park.

Federation Free Classical Style Hotels

There are 21 Federation Free Classical style hotels on the State Register of Heritage Places, five of which were constructed during the gold rush period. They include:

P562 Marvel Bar Hotel (fmr), Coolgardie (1898) – a two storey rendered and stucco brick building with symmetrical frontage, decorative parapet and deeply arcaded verandah with a central arch and flanking architraves.

P570 Railway Hotel (fmr), Coolgardie (1896) – a single and two storey Flemish bond tuckpointed brick Federation Free Classical style hotel with Federation Filigree verandah surrounding both the first and second floors.

P794 Royal George Hotel, East Fremantle (1900) – a two storey brick and limestone corner hotel topped with a cupola.

P1993 Theatre Royal & Metropole Hotel (fmr), Perth (1894) – a three storey rendered brick building with a symmetrical façade divided by fluted Corinthian columns, and arcades on the first and second floors.

P2005 Melbourne Hotel (fmr), Perth (1896) – a three storey brick and iron corner hotel with stucco ornamentation.

P2114 Palace Hotel (fmr), Perth (1896) – a three storey brick and iron corner hotel, designed in an extremely opulent Federation Free Classical style.

Other similar hotels include:

P2463 Guildford Hotel (1886) – a large imposing two storey Federation Free Classical style corner hotel, decorated with classical stucco details to the pediment and facades, topped with an eight sided belvedere.

P1981 Britannia Hotel, Northbridge (1897) – a three storey corner Federation Free Classical style hotel, topped with a prominent pointed tower.

P2453 Subiaco Hotel (1898) – a two storey hotel with corner tower, constructed in the Federation Filigree Style, the hotel once included a spire and lacework

¹⁷ Photographs held by owner of *Broken Hill Hotel, Victoria Park*, c. 1900 & 1935.

¹⁸ W.G. Bennett & Associates Architects, 'Broken Hill Hotel, Vic. Park, Proposed Alterations & Additions, Ground Floor Plan', n.d., LISWA online resource, Krantz & Sheldon records, ACC 7092A/1350/28.

verandahs, without which the hotel appears more Federation Free Classical in style.

P2201 Leederville Hotel (1897) – a two storey hotel with arched windows on the ground floor and an octagonal tower with a pyramidal roof.

P2154 *Brass Monkey* (1896) – a three storey brick, stucco and iron hotel with perimeter Federation Filigree verandah. The hotel corner is topped with an onion shaped cupola.

P947 *Fremantle Esplanade Hotel* (1875) – A two storey rendered and painted limestone and brick corner hotel with a Federation Filigree timber verandah and a shingle-roofed tower.

P926 *National Hotel*, Fremantle (c. 1895) – a three storey brick corner hotel with a corner tower, cast iron balconies and dormer windows.

Victoria Park

The HCWA database records the *Broken Hill Hotel, Victoria Park* as the oldest commercial property in the municipality. Although the first Victoria Park Hotel was constructed during the same period, the hotel which stands on this site, is its third incarnation. The current P2221 Victoria Park Hotel was constructed in 1927, and the nearby P2175 Balmoral and P3886 Carlisle Hotels were constructed in 1930 and 1940 respectively.

Location

Broken Hill Hotel, Victoria Park was one of the first hotels to be constructed in the inner metropolitan area outside of the city's boundaries, and is one of the few still remaining. Those remaining contemporary hotels include P1544 *Raffles Hotel* (1896) in Applecross, P1970 *Royal Standard Hotel* (fmr) (1897) in Northbridge, P2201 *Leederville Hotel* (1897), P8648 *Ascot Inn* (1897), and P2392 *Windsor Hotel* in South Perth (1898).

Architect

Robert Thompson McMaster had a relatively short architectural career in Western Australia having arrived from Melbourne in the early 1890s. He maintained an architectural practice in Perth throughout that decade but following military service in the Boer War had little further involvement with the profession, turning his attentions to pastoral affairs. The *Ozone Hotel* (now demolished, site of P16551 *Ozone Reserve*), which was undertaken at the same time as *Broken Hill Hotel, Victoria Park*, and *Central Arcade* (1904) were some of his larger scale works. As a resident and mayor of Victoria Park, McMaster had close links to the suburb and was responsible for the design of *Forrest Farmhouse* (P3996) in Mackie Street, for his wife's brother-in-law, Herbert Devenish and was the honorary architect for the Roman Catholic Church and School in Victoria Park opened in 1899 - *St Joachim's*, a weatherboard building for the Sisters of Mercy, formerly on the site of the Duncan Street campus of *Ursula Frayne Catholic*

College.¹⁹ During this period McMaster resided with his family in Victoria Park.²⁰ Many of McMaster's works are no longer extant.

Conclusion:

Broken Hill Hotel, Victoria Park is a fine, substantial and moderately intact example of a Federation Free Classical style hotel. Hotels of the era were commonly sited at corner locations and employed features such as prominent towers and domes. Wide verandahs over footpaths were almost standard, whereas at *Broken Hill Hotel, Victoria Park* the verandahs of the principal street facades are recessed. This is less common amongst Federation era hotels but not rare, and the place features an overhanging verandah to the less visible north-west elevation. The Federation Free Classical styling is harmonious and without the effervescent qualities of more exuberant gold boom architecture. *Broken Hill Hotel, Victoria Park* is a fine extant example of the work of architect Robert McMaster who was prominent in Western Australia in the 1890s and had close links to Victoria Park. Many other works from his relatively short career have been demolished.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Additional research may reveal information regarding Alfred George Russell.

¹⁹ 'Victoria Park. Opening of R.C. Church and School', *The West Australian*, 30 January 1899, p.3. Despite his strong Protestant faith, he does not appear to have been involved with the design of the Congregational Church in Hereford Street (later McMaster Street), for whom the honorary architect was Hillson Beasley.

²⁰ 1915 Wise's Post Office Directory gives the McMaster address as 69 Fitzroy Street (now Berwick St). Further research may determine whether street numbering has altered and this is P14925, now 105 Berwick St at the corner with McMaster St, constructed 1896 which may have been designed by McMaster.