



**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
- 3.19 Marketing and retailing
- 3.2.2 Lodging people
- 3.23 Catering for tourists
- 3.4.3 Mining
- 4.5 Making towns to serve rural Australia
- 4.6 Remembering significant phases in the development of settlements, towns and cities

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 111 Depression and boom
- 303 Mining
- 308 Commercial services and industries
- 311 Hospitality industry and tourism
- 404 Community services and utilities
- 405 Sport, recreation and entertainment
- 504 Depression and boom

11.1 AESTHETIC VALUE*

Cohn's Buildings & Tattersall's Hotel (fmr) is an excellent example of a commercial building complex designed in the Federation Filigree style that retains much of its original detailing such as pressed metal ceilings, stained glass windows and timber joinery. (Criterion 1.2)

Cohn's Buildings & Tattersall's Hotel (fmr) has landmark status as a prominent two storey building on the corner of Hannan and Porter Streets (Criterion 1.3)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Cohn's Buildings & Tattersall's Hotel (fmr) is an intrinsic part of the historic Hannan Street precinct which includes many original key administrative and civic buildings of high aesthetic value, which contribute to the streetscape and convey the character and texture of a gold rush town. (Criterion 1.4)

11. 2. HISTORIC VALUE

Cohn's Buildings & Tattersall's Hotel (fmr) is an integral part of the broader Hannan Street precinct which symbolises the spirit of optimism generated by the rich gold finds in the Eastern Goldfields, and the continuing development of Kalgoorlie as the major administrative and commercial centre of the goldfields in the late 1890s and the early 1900s. (Criterion 2.2)

Due to the variety of small businesses it has supported since its construction in 1899-1900, *Cohn's Buildings & Tattersall's Hotel (fmr)* illustrates the changing nature of retail trade and commercial practices in a major regional centre over time. (Criterion 2.2)

Cohn's Buildings & Tattersall's Hotel (fmr) is associated with prominent West Australian brothers Alexander and John Forrest, both notable explorers and politicians, who developed the place in partnership with businessmen Arthur Hassell and Isidor Cohn. (Criterion 2.3)

Cohn's Buildings & Tattersall's Hotel (fmr) was designed by architect D.T. Edmonds, who also designed other notable buildings in the Hannan Street precinct, including the York Hotel and the City Markets. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

The 1899 and 1900 building campaigns may contain archaeological deposits with the potential to yield information contributing to a wider understanding of the occupation of the place. Archaeological deposits relating to the original hotel on the site which burnt down are likely to remain extant beneath the current structure, and the archaeological potential of the place extends to sub-floor sub-surface deposits. (Criterion 3.2)

11. 4. SOCIAL VALUE

Cohn's Buildings & Tattersall's Hotel (fmr) as part of the historical Hannan Street precinct, contribute to the local and wider community's sense of place as the tangible heart of the gold rushes of the 1890s and of present day gold mining, and is valued by other Australians as a major tourist attraction. (Criterion 4.1)

Cohn's Buildings & Tattersall's Hotel (fmr) is of value to the local community for its continuous role in the provision of retail and commercial services since c.1900s to the present (2012). (Criterion 4.1)

Cohn's Buildings & Tattersall's Hotel (fmr) as part of the historical Hannan Street precinct is highly valued by Western Australians, contributing to their sense of history and place. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Cohn's Buildings & Tattersall's Hotel (fmr) is an uncommon example of a substantial double storey commercial complex that includes a hotel, office and retail space. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Cohn's Buildings & Tattersall's Hotel (fmr) is a fine representative example of a substantial two storey commercial building in the Federation Filigree style that is a corner landmark in the Kalgoorlie central business district. (Criterion 6.1)

Cohn's Buildings & Tattersall's Hotel (fmr) is a representative example of a late nineteenth century and early twentieth century commercial building complex in a gold rush town. It is important in representing a way of life associated with commercial and retail businesses, and the changing nature of those functions over time. (Criterion 6.2)

12. 3 CONDITION

Cohn's Buildings & Tattersall's Hotel (fmr) is generally in sound physical condition, although the building was not part of a regular maintenance program until the early 1980s, when works were carried out. Areas that require structural investigation include the southwest elevation where former balconies have been converted to bathrooms, the brick façade and a number of single storey additions to this elevation. Sections of the first floor level of 1899 stage of construction facing Hannan Street are in poor condition due to lack of maintenance.

12. 4 INTEGRITY

Cohn's Buildings & Tattersall's Hotel (fmr) retains a moderate degree of integrity due to the adaptation of the hotel to shops at the ground floor level. However, the conversion of the first floor for residential use retains more evidence of its previous function for short term accommodation. The stage two building at No. 63-65 Hannan Street and 12 to 26 Porter Street has a moderate degree of integrity as although it still maintains its original function of retail and commercial uses to the ground floor and residential use to the first floor.

12. 5 AUTHENTICITY

Cohn's Buildings & Tattersall's Hotel (fmr) retains a high degree of authenticity. A significant amount of the original external fabric of the building has been retained, including rendered mouldings to window and door openings, parapet detailing and embellishments. Despite a number of adaptation works to the interior spaces, a high degree of original fabric is extant, including ripple iron cladding to walls, pressed tin ceilings, timber staircases, and floors, timber windows and doors, fanlights, fireplaces and stoves.

13. SUPPORTING EVIDENCE

This document has been based on the 'Conservation Plan: Cohn's Buildings: Cnr Hannan and Porter Streets, Kalgoorlie, Western Australia', prepared by Stephen Carrick Architects and Jacqui Sherriff Historian for Rambrant Enterprises Pty Ltd in November 2011, with amendments and/or additions by State Heritage Office staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

In 1893, Paddy Hannan and two other Irish prospectors discovered gold thirty miles north east of Coolgardie. Hannan's Find quickly developed as a mass exodus of prospectors from Coolgardie set up camp with bough huts, hessian and canvas tents, providing not only accommodation but commercial and retail premises. Later that year further gold reefs were discovered three miles to the south of Hannan's Find at what was later to become the town of Boulder. On 4 September 1894, Hannan's Find was declared the townsite of Kalgoorlie and formal building lots were taken up.

In 1895, Kalgoorlie Town Lots 17 and 18 were taken up by Isidor Cohn, a prominent businessman and politician from Coolgardie. By this time, the Club Hotel, a wooden building and one of the first hotels in Kalgoorlie had been built on the site. Cohn built a new two storey timber and iron hotel, named the Tattersall's Hotel adjacent to the Club Hotel building which was then used as a tailors shop. In 1898, Sir John Forrest, Alexander Forrest and Arthur Hassell became joint owners with Cohn of Town Lots 17 and 18.

In January 1899, the Tattersall's Hotel was destroyed by a fire that was believed to have been deliberately lit. Cohn and his business partners wasted little time in constructing a new substantial two storey hotel of brick and stone in the Federation Filigree style, as well as a commercial building that when completed comprised eight shops on the ground floor with frontages to both Hannan and Porter Streets, with 19 offices above. The lease for the Tattersall's Hotel was taken up by T. Grimwood who had previously been at the Golden District Hotel. By 1900, Kalgoorlie had a population of 1,000, served by four banks, a post and telegraph office and seventeen hotels.

In 1901, Cohn was declared bankrupt and Lots 17 and 18 remained in joint ownership of the Forrest's and Arthur Hassell. At this time, tenants in the Cohn's Chambers included amongst others, a Registry Office, a Medical Practitioner, two Architects, a Barrister & Solicitor and a Wine Merchant, while the shops included a tobacconist, a bookseller and a tailor.

In 1902, the lease for the Tattersall's Hotel was transferred to the Kalgoorlie Brewing and Ice Company who retained the licence for ten years. By 1924, the hotel, which was then known as the Savoy Hotel had closed and the building was empty for some years. In 1929, the former hotel was used as the premises for a tea and coffee merchant business.

In 1930, Cohn's Buildings (including all the shops and the hotel) were sold to Cecil and Frederick Brown, auctioneers of Kalgoorlie and Boulder. At the time, all the tenancies facing Porter Street were vacant due to the dire economic climate brought about by the Great Depression. In 1933, the upper floor of the old hotel

was converted to residential flats known as the Savoy Flats. During the 1930s and 1940s, the shopfronts were altered and the cut stonework was covered with tiles.

By the 1950s, most of the upstairs tenancies and ground floor shops were once again occupied. Gradually, the commercial tenancies on the upper floor ceased and the rooms were converted for residential use, with various extensions made to the rear of the buildings.

In 1970, Cohn's Buildings was sold to Porter properties Pty Ltd for \$65,000.

During the 1980s the ground floor shops were still tenanted. By this time, the upper verandah has been infilled with cement sheeting, and the decorative iron balustrading removed, however, these changes were reversed in 1981. Ownership of Cohn's Buildings changed hands several times since the 1980s.

In 2010, the ground floor shops were still tenanted, and there were three residential tenants on the upper floor, including a caretaker. At the time, the owners were intending to upgrade the upstairs area and the ground floor shops as opportunities arose.

For a full discussion of the documentary evidence refer to 'Conservation Plan: Cohn's Buildings: Cnr Hannan and Porter Streets, Kalgoorlie, Western Australia', prepared by Stephen Carrick Architects and Jacqui Sherriff Historian for Rambrant Enterprises Pty Ltd in November 2011, pages 9-29.

13.2 PHYSICAL EVIDENCE

Cohn's Buildings and Tattersall's Hotel are located on a prominent corner that forms part of the historic Hannan Street Precinct in Kalgoorlie. Hannan Street is the main street in Kalgoorlie and contains a collection of mainly two storey commercial and civic buildings, the majority of which date from the gold boom era of the 1890s.

Cohn's Buildings comprises a substantial two storey brick, stone and iron commercial building in the Federation Filigree style, that faces both Hannan and Porter Streets. The main building has deep filigree verandahs that overhang the footpath on both facades, and includes 8 shops with the original office space on the first floor converted for residential use. The ground floor elevation is recessed under the verandah and comprises 8 shop fronts, and an entrance doorway leading to the first floor. Shopfronts have glazed tiles below and to the sides, and cream painted brickwork above. Prominent features include parapets with decorative pediments and mouldings, four panel timber entry doors, with pressed metal lining to the recessed entries, some with arched fanlights above.

The first floor is recessed under a deep verandah, and consists of tuck pointed brickwork that has been painted. There are 8 door openings and four window openings with double hung timber framed windows. Window openings are embellished with decorative mouldings. Doors are typically timber framed with two panels and glazed fanlights. Decorative internal features include pressed metal ceilings, timber floors, timber joinery and timber staircases.

For a full discussion of the physical evidence refer to 'Conservation Plan: Cohn's Buildings: Cnr Hannan and Porter Streets, Kalgoorlie, Western Australia', prepared by Stephen Carrick Architects and Jacqui Sherriff Historian for Rambrant Enterprises Pty Ltd in November 2011, pages 31- 54.

13.3 COMPARATIVE INFORMATION

For a discussion of the comparative analysis refer to 'Conservation Plan: Cohn's Buildings: Cnr Hannan and Porter Streets, Kalgoorlie, Western Australia', prepared by Stephen Carrick Architects and Jacqui Sherriff Historian for Rambrant Enterprises Pty Ltd in November 2011, pages 84-86.

13.4 KEY REFERENCES

Conservation Plan: Cohn's Buildings: Cnr Hannan and Porter Streets, Kalgoorlie, Western Australia', prepared by Stephen Carrick Architects and Jacqui Sherriff Historian for Rambrant Enterprises Pty Ltd in November 2011.

13.5 FURTHER RESEARCH
