



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
- 8.4 Eating and drinking

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

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

11.1 AESTHETIC VALUE*

Hampton Arms is a fine example of a Victorian Regency building. Although some of the more refined elements of this style are missing from this building, the carefully balanced symmetry of the building, coupled with the simple lines of the two storey section, lend the building a simple elegance which is not often found in Victorian Georgian style. (Criterion 1.1)

11.2. HISTORIC VALUE

Hampton Arms is one of the few buildings which still stands in what was formerly the town of Hampton. (Criterion 2.1)

Hampton Arms has considerable historic significance as it was the first licensed premises to be constructed in the Greenough district. (Criterion 2.2)

Hampton Arms was once an important social venue for the people of Greenough and it also served as a venue for political meetings. (Criterion 2.2)

Hampton Arms is closely associated with Francis Pearson, one of the key people in the early settlement of the mid-west and designer of the first smelter in Western Australia. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

The ground on which *Hampton Arms* and the nearby stable site remain relatively undisturbed and has the potential to contain archaeological deposits

* 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.

capable of relating information about the lifeways of the people who lived there and how the buildings functioned. (Criterion 3.2)

11. 4. SOCIAL VALUE

Hampton Arms is part of the historic district of Greenough and as such has become a tourist destination for visitors to the district. (Criterion 4.1)

Hampton Arms continues to be valued by the present residents of Greenough as they have included the building in their Municipal Inventory. (Criterion 4.1)

Hampton Arms contributes to the local community's sense of place and the vital role that Greenough once played in supplying the colony with much needed supplies of flour. The building's location, away from central Greenough in what used to be Hampton, further emphasises the extent of the district during its heyday. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Although Western Australia has many hotels or buildings which once functioned as inns, the number of purpose built hotels to survive today from the early colonial period is very small. The fact that *Hampton Arms* continues to function as an inn makes it rarer still. (Criterion 5.1)

12. 2 REPRESENTATIVENESS

Although *Hampton Arms* is a fairly simple building, it does display some of the characteristics of a building designed in the Victorian Regency style. (Criterion 6.1)

12. 3 CONDITION

Overall *Hampton Arms* is in fair condition. The place is maintained, although on an ad-hoc as needed basis rather than within a regular program. From an external investigation, the place appears to be structurally sound.

The main building is in fair condition. The roof needs refixing and there is evidence of rusted sheeting and some moisture ingress in some ceilings and interior walls, particularly on the rear section (south) of the double storey wing. There are no gutters, downpipes or drainage and therefore the discharge of roof run-off and water around the perimeter of the building is a serious issue. Timber detailing is weathered and the paint is flaking, particularly on the seaward side (west). The rendered stone walls show evidence of repairs at various times over the years. The interior is in fair condition with the main issue being extensive rising damp in the bar (north-east corner of the building). The interior walls of the bar are damaged on the lower sections around the perimeter of the room.

The stables building similarly is in fair condition with loose roof sheets and lack of gutters and rainwater discharge.

12. 4 INTEGRITY

The building was originally constructed as an inn that provided overnight accommodation together with food and beverages and an entertainment

area. The building continues to function in this way and therefore has high integrity. The integrity of the stable is not known.

12. 5 AUTHENTICITY

The exterior of the building, together with the dining room of the hotel section retains a moderate to high degree of authenticity. Other areas have been altered in minor ways and retain a low degree of authenticity. The stables retain a moderate to high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence and physical evidence has been compiled by Fiona Bush.

13. 1 DOCUMENTARY EVIDENCE

The place comprises *Hampton Arms* constructed in 1863 by Francis Pearson and the stable block. The exact date of construction for the stables is not known. They are thought to be contemporary with *Hampton Arms*.

The Greenough district was first discovered by Europeans when Lt. Grey's exploration party passed through the region in 1839.¹ Grey noted the lightly wooded hills and the grass covered valleys through which the Greenough River flowed and considered that it might be one of the most fertile areas in Australia.²

The first to take advantage of the fertile flats was the Colonisation Assurance Company. During 1851, the Company leased 60,000 acres on the front flats.³ This acreage consisted of three large pastoral leases. In 1850, the colonial government had changed the existing laws for leasing Crown Land. Land was divided into "A" or "B" class land. "A" class land was near settlements or rivers. "B" class land covered the remaining Crown Land and could be leased on a yearly rental and was for pastoral purposes only. In 1851, tillage leases were introduced and pastoral lands could be forfeited if a portion of the lease was cultivated without a tillage lease. At the expiration of the lease, the land could be auctioned by the government with the lessee given pre-emptive rights of purchase.⁴ In this way, large tracts of pastoral lands were acquired by a few men and the Greenough District was no exception. On the other hand, land that was available for extensive cropping was more difficult to acquire and tended to be expensive.

During the early 1850s, there was a shortage of flour and the colony was forced to import large quantities. Settlers with pastoral leases in the Victoria District were aware that the district would be favourable for agricultural purposes, but the restrictions on their leases meant that they were unable to proceed.⁵ There were also complaints about the more prosperous pastoralists who held large tracts of land in the Victoria District (under very favourable leasing conditions). Matters reached a head in 1857 and Frank Gregory was directed to start surveying the area of the Front Flats,

¹ Bain, M.A., *Ancient Landmarks: a social and economic history of the Victoria District of Western Australia 1839 – 1894.*, Perth, 1975, p. 11.

² Bain, M.A., p. 11.

³ Suba, T., Callow, B. and Grundy G., *Shire of Greenough Municipal Inventory, 1997 - 98.*, p. 3.

⁴ Bain, M.A., p. 42.

⁵ Bain, M.A., p. 216.

preparatory to throwing the area open to settlement.⁶ By the end of 1859, the Front Flats were occupied with allotments varying in size from 20 to 120 acres.⁷ Settlements on the Greenough Front Flats soon became loosely referred to as northern, central or southern Greenough with a second townsite of Hampton (on the western side of the Greenough River) surveyed and declared in 1863.⁸

During the years 1859 to 1861, bumper harvests were recorded for the region and three flour mills were established in the district. At this early stage of the district's development there were few social amenities, although two stores and a school had been built by 1860. John S. Maley opened the district's first shop in 1859 and during 1860 he acquired a gallon license.⁹

Francis Pearson moved to this fledgling district in 1862.¹⁰ Pearson, who was an experienced smelter from Newcastle-on-Tyne, had applied for the job of building a smelter for the Geraldine Mine at Warribanno.¹¹ He arrived in Perth with his family in 1851.¹² The Geraldine mine was the first operational mine in Western Australia and the Warribanno smelter is the earliest identified site of smelter or metal processing in Western Australia. During 1860 to 1863, the Geraldine Mine was listed as not operating,¹³ Pearson appears to have decided that it was time to move on and was granted a freehold title to Victoria Location 78 (60 acres) in 1862.¹⁴

Assisted by his two sons, Robert and Charles, Pearson constructed a two storey hotel with stables in the newly surveyed townsite of Hampton. He was granted a publican's licence in 1863 and the Hampton Arms was officially opened on the 1 May 1863.¹⁵ The building was named after the Governor of the day, John Hampton.¹⁶

As the first hotel to be constructed in the district, the *Hampton Arms* became an important focal point for Greenough settlers, especially during times of flooding when the settlers on the western side of the Greenough River were cut off from the settlement on the eastern side of the river.¹⁷ The first ploughing match in the district, held in 1868, took place adjacent to the hotel.¹⁸

Balls were a regular event in the district and the *Hampton Arms* often hosted them, although they appear to have been very formal events. The ballroom at the *Hampton Arms* was apparently roped off with a section for the 'gentry' and one for the 'lower orders'. Suppers were also segregated, with the 'lower

⁶ Bain, M.A., p. 224.

⁷ Ibid.

⁸ Bain, M.A., p. 261.

⁹ Bain, M.A., p. 253.

¹⁰ Suba, Callow, Grundy, p. 11.

¹¹ Bain, M.A., p. 95.

¹² Erickson, R., *The Bicentennial Dictionary of Western Australians pre 1829 - 1888*, Vol. III, Perth, 1988, p. 2450.

¹³ Considine & Griffiths, *Warribano Lead Smelter Complex; Conservation Plan* (for Northampton Historical Society Inc., Perth, 1995), p 9.

¹⁴ Suba, Callow, Grundy, p. 11.

¹⁵ Bain, M.A., p. 301; Suba, , Callow, Grundy, Place Record entry in Greenough Municipal Inventory

¹⁶ Bain, M.A., p. 253.

¹⁷ Suba, Callow, Grundy, p. 12.

¹⁸ Suba, Callow, Grundy, Place Record entry in Greenough Municipal Inventory.

orders' having to wait until the 'gentry' had finished.¹⁹ Such distinctions may have reflected the presence of former convicts in the area. The *Hampton Arms* also hosted the ball which celebrated Governor Weld's visit to the district in 1874.²⁰ Political meetings were held in the building and it was used by local officials²¹ until the Roads Board building was constructed in central Greenough.²²

By the 1870s, a series of droughts, floods and fires had reduced the cropping capabilities of the region and a disastrous flood in 1888 further reduced the profitability and population of the area.²³ The completion of the Midland to Walkaway railway line in 1894 and saw a reduction of road traffic along the Perth Geraldton Road. It was a combination of these events that led to a decline in patronage of the *Hampton Arms* and eventually the hotel closed in the 1890s.²⁴ The building was used as a farmhouse and gradually deteriorated.

Alistair and Robin McKechnie purchased the building in 1978 and gradually began restoration works.²⁵ They opened a restaurant in 1979 and a year later started work on the ballroom.²⁶ In June 1981, work on the ballroom had been completed and the McKechnies were granted the first Historic Inn licence in Western Australia.²⁷ Judith Kennington acquired sole title to the property in 1989.²⁸ *Hampton Arms* continues to function as a licensed inn and restaurant with limited over night accommodation.²⁹ The building is often used by tourists who visit the Greenough Hamlet.

Hampton Arms was Classified by the National Trust of Australia in 1977 and placed on the Register of the National Estate in 1978. The building was placed on the Shire of Greenough's historic buildings list, which is attached to their Town Planning Scheme (No. 4), in 1984 and was included in their Municipal Inventory in 1998.

13.2 PHYSICAL EVIDENCE

Hampton Arms is a two-storey, rendered stone building, designed in the Victorian Regency style. The building was constructed in 1863 by Francis Pearson and his sons. The stables are stone construction with the roof clad with corrugated galvanised iron.

The building is located on the east side of Company Road in a setting of fences, lawns, gardens and gravelled paths and roads. The front elevation is dominated by a central, two-storey section which is shaded by a double storey verandah. On either side of this section are single storey wings whose front walls lie flush with the verandah line of the main section. The side wings lend the building a simple, under-stated elegance that moves it into the Regency style, rather than the Georgian style. The main section features a half-hipped roof clad with corrugated galvanised iron and two centrally

19 Bain, M.A., p. 283.

20 Bain, M.A., p. 367.

21 Bain, M.A., pp. 319 and 320, .

22 Can't remember where I read this, have to check.

23 Bain, M.A., pp375 – 402.

24 Suba, Callow, Grundy, Place Record entry in Greenough Municipal Inventory.

25 *The Western Mail, Weekend*, 27 - 28 August 1983.

26 *The Western Mail, Weekend*, 27 - 28 August 1983.

27 *Sunday Times* 29 August 1983.

28 Certificate of Title Vol Fol.

29 National Trust of Australia (WA) files.

located chimneys with brick string lines. The side wings have hipped roofs, also clad with corrugated galvanised iron. The double storey verandah is supported on squared, timber posts and the upper verandah has lattice panels set between the verandah posts.

The main section features 12 paned sash windows with two entry doors located at the northern end on the ground floor. The side wings can be accessed from the main section via a door set into the walls at either end of the ground floor verandah. The wings feature symmetrical facades, with a door set between windows.

The two side wings extend beyond the rear wall of the main section, forming a 'U' shaped courtyard at the rear. The southern wing was originally used as the ballroom. The kitchen is located in the northern wing.

The stable block is located slightly to the north of the main building.

13.3 COMPARATIVE INFORMATION

The colonisation of Western Australia by European immigrants was accomplished to a large extent by travelling along muddy tracks on horse back, cart or carriage. These muddy tracks eventually became major roads and it was along these important routes that enterprising individuals established 'coaching inns'. These 'coaching inns' differ from hotels in that they were often far from a recognised settlement and their placement was generally for the benefit of travellers along the road, from which they obtained most of their custom. Examples of these 'coaching inns' can be found in the Blackwood Inn at Mullalyup (c.1865), the Traveller's Rest Inn near Dongara (c.1867 and now a ruin) and the Mahogany Inn at Mahogany Creek (1839; 1847/48).³⁰ Generally, these inns did not become focal points in the local community.

However, historical information suggests that *Hampton Arms* was purpose built as a hotel in an established settlement and thus it played a larger role in the community than just catering to passing trade along the road from Perth to Geraldton. Examples of hotels that are contemporary with *Hampton Arms* are few. The earliest surviving example is the Rose and Crown Hotel at Guildford (1840, 1850s, 1880s). The early section of this hotel is Georgian in form. The Chesterfield Inn at Rockingham (1857) is slightly later than the Rose and Crown and a little earlier than *Hampton Arms*. Like *Hampton Arms* it was designed in the Regency style. The Greenough Hotel at Greenough is slightly later than *Hampton Arms* (c.1868) and is Georgian in form.³¹

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Further historical research needs to be carried out to determine whether the side wings are contemporary with the main two-storey section and when the stables complex was constructed. It is not known whether Francis Pearson ran the hotel as his sole business interest or whether he supplemented his income by farming.

³⁰ Traces of the Past; The National Trust Register of the Built Heritage of Western Australia , CD-Rom, 1997.

³¹ Traces of the Past.

Additional information needs to be obtained for the period between the 1890s and the 1970s, prior to the purchase of *Hampton Arms* by the McKechnies.