



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES – ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

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

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 306 Domestic activities
- 311 Hospitality industry & tourism
- 405 Sport, recreation & entertainment
- 504 Depression & boom
- 507 Water, power, major transport routes

11.1 AESTHETIC VALUE*

Hotel Beverley is valued for its 1938 design, which contributes to the historic streetscape of Vincent Street and the identity of Beverley. (Criterion 1.1)

Hotel Beverley has landmark value due to its Art Deco style and location on a corner block in the main street of Beverley, in close proximity to the Beverley Town Hall, Fire Station and Child Health Centre, which are in similar Inter-War styles. (Criterion 1.3)

Hotel Beverley is valued by the community of Beverley and district, for the significant contribution to the historic townscape and character of Beverley, in complementing and enhancing the substantial heritage and history of the town. (Criterion 1.4)

11.2 HISTORIC VALUE

The evolution of the building from the Railway Hotel (1885-90s) is an example of building practice during the post-depression years when existing structures,

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

particularly commercial buildings, were modernised and extended for contemporary use. (Criterion 2.1)

The phases of development of *Hotel Beverley* reflect the history and development of the State and region: the original construction in 1885 when the Eastern Railway was extended to Beverley; the 1890 additions to cater for increased traffic when the Great Southern line was opened, with further improvements in the 1890s for the gold boom traffic from Albany; and, the extensive refurbishment in 1938 during the period of optimism and economic upturn at the end of the Depression. (Criterion 2.1 & 2.2)

The 1938 refurbishment of *Hotel Beverley* in Inter-War Art Deco style is the work of architect William Garnsworthy Bennett, who made a significant contribution to the architectural history of the State. His other works include the 1937 refurbishment of the Canning Bridge Hotel as the Raffles Hotel, and the design of the Plaza Theatre and Arcade in central Perth (1936-37), the Kalgoorlie Olympic Pool (1938), the Chalet and other structures at Araluen (1930s), and the Beaucott Buildings (1938) in Mt Lawley. (Criterion 2.3)

11.3 SCIENTIFIC VALUE

11.4 SOCIAL VALUE

Hotel Beverley has been a licensed premise since 1885, where social interaction, refreshment, accommodation and entertainment have been provided for the local community and the travelling public. (Criterion 4.1)

Hotel Beverley contributes to a sense of place for the local and wider community for its landmark value, Art Deco style and its social associations. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

Hotel Beverley is an uncommon example in rural areas of the State of a 19th century hotel extensively modernised in an Inter-War style. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Hotel Beverley is a representative example of a 19th century hotel undergoing modernisation in 1938, presenting elements typical of both periods of its development. (Criterion 6.1)

12.3 CONDITION

Hotel Beverley is in good condition. The building seems to be structurally sound although there is some evidence of rising damp.

12.4 INTEGRITY

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

12.5 AUTHENTICITY

Overall, *Hotel Beverley* demonstrates a moderate to high degree of authenticity, with considerable original 1885-90s fabric. Similarly the 1938 elements are intact. Throughout the ground floor there are 1885-90s timber architraves and skirtings, with some remnant jarrah floorboards. Ceilings are mostly 1885-90s pressed metal. Doors on the interior are original 1885-90s and, in the bar, 1885-90s

fittings are evident in the wall. Windows on both street frontages are 1938 horizontal rectangular form. The dining room and pool room fireplaces evidence the 1938 intervention.

As with the ground floor, walls, architraves, skirtings, doors, and windows on the first floor remain intact. The timber floors are the original (1885-90s) tongue and groove Oregon boards. Upper floor ceilings mostly show the 1938 intervention in flat plaster ceilings with simple geometric cornice detailing.

13. SUPPORTING EVIDENCE

Documentation for this place is based on the heritage assessment completed by Irene Sauman, Historian, and Laura Gray, Heritage and Conservation Consultant, in September 2006, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Hotel Beverley is a two-storey face brick and render building, constructed in 1885, considerably enlarged in the 1890s in Federation Filigree style, and remodelled in the Inter-War Art Deco style in 1938 to a design by architect William G. Bennett.

By the late 1870s, the township of Beverley comprised several dwellings, a police station and post office, store, blacksmiths and the single-storey Wheatsheaf Inn – known at various times as the Settlers Arms, Beverley Hotel and more recently as the Dead Finish Hotel.¹ In the 1880s, Beverley was chosen as the junction of the government owned Eastern Railway and the privately owned Great Southern line. Between 1885 and the opening of the Beverley to Albany section of the line in 1889, Beverley was the terminus of the Eastern Railway line. Passengers travelling between Perth and Albany stayed overnight at Beverley, where they transferred between coach and train, prompting the construction of several hotels to provide accommodation.²

Railway contractor Edward Keane and several other investors, including Maitland Brown, Edward Lacey, James Grave and Frederick Monger, purchased land at various places along the railway routes, where they had several hotels built. At Beverley, they acquired Beverley Town Lots 1 and 2 on the corner of Vincent and Queen streets and had the first Railway Hotel constructed.³ A report in the *Eastern Districts Chronicle* of September 1885 stated that the opening of the Railway Hotel at Beverley was planned for 1 October. The first licensee was James Brennan, followed by John White in February 1886.⁴

A third hotel, the Freemasons, was constructed in Beverley in 1886, also as a single-storey building described as having 'small bar accommodation and rambling apartments'.⁵ A newspaper report in June 1889, following the opening of the Great Southern line, noted that extensions had been made to the Freemasons Hotel and 'the service at the less elaborate Railway Hotel was reported to have improved greatly'.⁶ Given the description of the Freemason's Hotel, this indicates the 1885 Railway Hotel was a less than grand affair.

In July 1890, an advertisement for the Railway Hotel appeared in the *Eastern Districts Chronicle* informing that proprietor John Evans was having additions

1 Photograph, *Avon Valley Illustrated*, Northam 1905, p. 80; J. Ball, D. Kelsall & J. Pidgeon, *Statewide Survey of Hotels 1829-1939*, National Trust (WA), 1997, Dead Finish Hotel, Entry 034-H2; Thomas, A.T., *The History of Beverley*, West Leederville, A.T. Thomas [1946], pp. 3-11; Glenn McLaren & William Cooper, *Beverley: Our journey through time*, Shire of Beverley, 2002, p. 78.

2 Thomas, Alf T., op cit, pp. 11 & 19.

3 Certificate of Title, Vol. 15 Fol. 258, 9 Sept 1885. They also built the Imperial Hotel at York at this time.

4 *Eastern District Chronicle*, 19 Sept 1885, p. 2 & 6 Feb 1886, p. 3. A building mistakenly referred to as the Railway Hotel was the railway refreshment room adjacent to the station building. The refreshment rooms were timber and demolished in 1974, although the abandoned latrine building in the station yard at the north end of the platform may include a rebuilt remnant of the place: WAGR, Beverley Station Plan 1539A, 1892; EEL Plan 7870, 1904; and, Beverley refreshment room plan 35089, 1944 in L. Gray & I. Sauman, *Conservation Plan for Beverley Railway Station*, July 2002.

5 Thomas, Alf T., op cit, p. 104, with photo. Rebuilt as a two-storey structure in 1908.

6 *Eastern Districts Chronicle*, 22 June 1889, p. 2.

made to the place to cater for the increase in passenger traffic through the town. This advertisement continued to be published until 30 May 1891.⁷ The Railway Hotel is reputed to have been destroyed by fire around this time, following which Robert Joyce, a farmer in the district, acquired the site and had the two-storey brick hotel constructed, again named the Railway Hotel.⁸

Certificates of Title show Robert Joyce did indeed acquire title to the property in September 1892, but a report of the fire and subsequent notice of the rebuilding has not been located, and it is uncertain if this event occurred, or if the two-storey form of the building was a result of the additions made by John Evans in 1890.⁹ This latter is a possibility given that the plans for the 1938 refurbishment indicate that the building did not extend to the lot boundary on the Queen Street frontage, with the verandahs on that side only reaching the boundary and not covering the footpath. This is more typical of 1880s construction than 1890s.¹⁰ Another factor suggesting the upper floor was an addition to the 1885 building is the hipped roofline, which is suggestive of an early colonial style rather than a Federation period rebuild. It is also possible the double storey verandahs, which gave the place its Federation Filigree style, could have been added sometime later again in the 1890s during Robert Joyce's ownership, and there are likely to have been other changes and additions during this period.¹¹

The Railway Hotel is listed in the earliest WA Post Office Directory of 1893-94, with J. Joyce as licensee, which would have been Robert Joyce's son John Joyce. The following year the licensee was entered as R. Joyce. From 1897 to 1906, Mrs Joyce and Mrs J. Joyce are the entries for the licensee. Robert Joyce died in 1894 followed by his son John in 1906, and the title to the property passed into the hands of Beverley storekeeper Horace Smith, the executor of the will of Robert Joyce. The place appears to have remained under the control of Horace Smith until after the death of Robert Joyce's wife, Mary in 1922. She was the sole surviving member of her family, her husband and three children having all predeceased her.¹²

Licensees of the Railway Hotel during Horace Smith's ownership were Michael Clifford (1907-10), James Bolger (1910-13), Howard Jones (1913-18), Charles and Myra Hover (1920-22) and F. Cornelius (1923).¹³ The West Australian tourist directory of 1921 listed the Railway Hotel with 60 beds, at a tariff of eight shillings a day or two guineas (£2 2s 0d) a week, under licensee Charles Hover. It wasn't unusual to share a room in a hotel at this time, but this number of beds seems to have been large even by the standards of the day.¹⁴ By 1926, under licensee F. Cornelius, the number of beds had been halved to 30, and the tariff increased to ten shillings and three guineas (£3 3s 0d) respectively. These changes may have

7 *Eastern Districts Chronicle*, 19 July 1890 & 30 May 1891, p. 7.

8 Thomas, Alf T., op cit, p. 106.

9 Certificate of Title, Vol. 297 Fol. 35, 29 September 1892; *Eastern Districts Chronicle* and *Northam Advertiser*, 1891-1894.

10 Examples of this can be seen in the earliest remaining buildings in Avon Terrace, York, where the first business premises to have a verandah over the footpath, rather than inside the lot boundary, were constructed in 1886: *The Eastern Districts Chronicle*, 10 April 1886, p. 2; Clack, A. M. & McColl, Jenni, *York Sketchbook*, The York Society, York, 2003, p. 10.

11 Physical evidence.

12 *Wise's Post Office Directory*, 1894-1927; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, pp. 1686-1687.

13 Certificate of Title, Vol. 297 Fol. 35, various leases; *Wise's Post Office Directory*, 1894-1927.

14 *The West Australian Tourist, Hotel & Boarding House Directory*, issued for the WA Tourist Bureau, Perth, James Boyle, 1921, p. 127.

been due to the need for more family or couple accommodation due to the reported increasing popularity of the Avon Valley as a tourist resort in the winter and spring months, when 'the climate is bracing and healthful, and the rural surroundings have their own peculiar charm'.¹⁵ Another, possibly stronger, reason for the fewer number of beds would have been due to the efforts of the Licensing Court which, following the enactment of the 1922 *Licensing Act Amendment*, 'persistently directed its efforts towards the securing of better accommodation and attention to the wants of the travelling public', who were becoming more mobile with the increasing use of motor vehicle transport.¹⁶

In 1926, George Franklin Wyatt and his wife Barbara Helen Wyatt acquired the title to the Railway Hotel.¹⁷ The Wyatts managed the place themselves and in 1938, they engaged architect William Garnsworthy Bennett to modernise the Hotel with an Art Deco makeover. It was at this time the name of the place was changed to *Hotel Beverley*. This is confirmed on the May 1938 plan, titled 'Proposed extensions to the Railway Hotel Beverley for G.E. Wyatt Esq', with the word 'Railway' crossed out and 'Beverley' handwritten above it.¹⁸

William G. Bennett (1896-1977) was a practitioner of modern architecture. He studied architectural drafting at Perth Technical School and in 1920 was articled to architect F.J. Coote. Four years later he became the first locally trained architect to pass the Architect's Board of Examination. He was awarded the first Bronze Medal of the Royal Institute of Architects (WA) the following year, and served as the Institute's secretary from 1924-29. In 1931, he became the first West Australian architect to become an Associate (Overseas) Member of the Royal Institute of British Architects. In the mid 1930s, he worked with art deco theatre designer, William Leighton, before setting up practice on his own in 1936. Bennett enlisted in the army in September 1939, rising to the rank of Major in the Royal Australian Engineers Division. His office closed for a number of years during the war, and he resumed practice in 1946 under the name W.G. Bennett and Associates, with Nancy Allen and her brother George F.D. Allen.¹⁹

William Bennett designed the 1938 Beverley Town Hall and Road Board Office in the Inter-War Functionalist style. The Town Hall is diagonally opposite *Hotel Beverley* and was completed immediately prior to work starting on the refurbishment of the Hotel. Both buildings are a result of the optimism that prevailed in the late 1930s at the end of the Depression.²⁰

A call for tenders for 'alterations and general remodelling of the Railway Hotel, Beverley' was advertised in *Building and Construction* and the tender of J.M. Thomas, with a quote of £2,167 was accepted.²¹ The modernisation included the removal of the double storey verandah, construction of a streamlined corner entry, and widening of the building by about seven feet to the footpath on the Queen Street frontage allowing internal alterations to the public areas. On the

15 *The West Australian Tourist, Hotel & Boarding House Directory*, op cit, 1926, p. 119.

16 Ball, Kelsall, & Pidgeon, op. cit., p. 45, quoting the Licensing Court Annual Report, 1934-35, p. 3.

17 Certificate of Title, Vol. 948 Fol. 8, 6 December 1926.

18 Plan, 'Proposed extensions to the Railway Hotel Beverley for G.E. Wyatt Esq', May 1938, SROWA, WAS 2237 CONS 5586 Item 02.

19 Geneve, Yvonne 'Artist of the Month: William G Bennett', *Art Deco Society of WA Newsletter*, Vol. 5 No. 4 July/Aug, 1992, pp. 10-11.

20 HCWA assessment documentation Beverley Town Hall.

21 *Building and Construction*, 2 June 1938, p. 10.

upper floor Vincent Street frontage, new doors were installed, with wrought iron balconettes. The exterior brickwork to both street frontages was rendered.²²

There was no grand opening reported following the refurbishment and no advertisements have been located regarding the improved facilities. The only mention in the *Beverley Times* are reports on the work required to Queen Street as a result of the refurbishment:

Queen street alterations: Due to the additions to be made to the Railway Hotel which will bring the eastern wall right out to the present street alignment alterations to the street will be necessary and the chairman and secretary of the Road Board yesterday inspected the site with a view to providing a footpath and adequate drainage, etc.²³

This was followed several months later by:

Queen street alterations - Preparations are being made for alterations to Queen Street where the Road Board intends to reshape the road surface consequent on the alterations which have been affected at the Railway Hotel. A cement footpath on the eastern side of the road will be constructed, the proprietor of the premises of course sharing in the cost of this.²⁴

The considerable changes made to the building were noted in a history of Beverley written in 1946:

[T]oday it is hard to realise it is really the old Railway Hotel remodelled. Not only was the exterior refashioned in streamline, but the whole interior was extensively altered and improved. This hotel now has an imposing entrance hall, lounge and billiard room, dining-room... It is a popular house for both CTA and RAC members. It is ideally situated right opposite the Post Office, and a stone-throw from the Town Hall and Railway Station.²⁵

The listing in the 1947 West Australian holiday guide reflected the improved facilities of the place in comparison to the Freemasons Hotel, the other tourist hotel in Beverley. The daily tariff was the same for both places, but *Hotel Beverley* was charging £3 10s 0d a week compared to the Freemason's £2 10s 0d.²⁶ An advertisement in the *Beverley Times* in 1948 referred to 'the old-established and popular Hotel Beverley' where every attention was paid to the needs of the local and travelling public, and confirming the place as an 'RAC & CTA House'.²⁷

Licensees in the 1940s included A. Freeman, James Cassady, G.H. Hill and Howard and Margaret Boys. James Cassady was assisted in the running of the place by his wife, daughter, son Max and daughter-in-law. The Cassady's had previously operated the Katanning Hotel.²⁸ In 1951, Dudley and Betty Neville of the Freemasons Hotel, Geraldton, acquired the title to *Hotel Beverley*. They continued to manage their Geraldton hotel while putting in a manager at Beverley. Licensees in the 1950s included Edward & Roma Cosson, A. McDonald, Ellen Danvers, John Marmion, and Albert Vladich and his wife.²⁹

22 Plan, 'Proposed extensions...', op cit; physical evidence.

23 *The Beverley Times*, 8 July 1938, p. 2.

24 *The Beverley Times*, 28 October 1938, p. 2.

25 Thomas, Alf T., op cit, p. 106.

26 *The Western Australian holiday guide of the principal towns and holiday resorts*, compiled by the Government Tourist and Publicity Bureau, Perth, The Bureau, 1947, p. 13.

27 *The Beverley Times*, 26 November 1948, p. 5; The RAC was of course the Royal Automobile Club and CTA, the Commercial Travellers Association.

28 Thomas, Alf T., op cit, p. 106; Police Dept licensing file, Beverley Hotel 1922-1990, SROWA, WAS 2213 CONS 5708, Item A149 vol. 3, May 1940 - June 1949.

29 Police Dept licensing file, Beverley Hotel, op cit.

The bathroom facility for females was in structurally poor condition by 1959 and in 1960 the two-storey section that housed it at the rear of the place was rebuilt, with a laundry on the lower floor and new ladies bathroom on the upper floor. In December 1960, Mrs Vladich tried to refuse room bookings for several days over the Christmas period in order to give herself and her staff a break from the relentless work. Following a complaint about the refusal, the local Police Constable had to explain to Mrs Vladich that her licence obliged her to accept bookings from the travelling public.³⁰

The Constable was at pains to make a report on the incident that would not impact adversely on the Vladich's ability to retain their licence. He reported the place was well run, and endeavoured to illustrate this by giving details of recent occupation. During December an average of ten people a day had been booked in at *Hotel Beverley* and during the week before Christmas there were more than 20 people lodging on the premises. On 18 December, thirty-four breakfasts and forty dinners were served, and four private dinner parties were catered during the week. On one occasion, the President of the Beverley Shire made a booking at midday for a party of four to have lunch and to be served immediately. The Vladichs did not stay for another Christmas. In September 1962, the licence for *Hotel Beverley* was transferred to Frederick Charleson.³¹ Ownership also changed hands at this time, to N.J.B. Holdings Pty Ltd and A.G. Holdings Pty Ltd as joint owners.³²

In 1964, *Hotel Beverley* was providing 16 beds, made up of six single rooms, one double, and five rooms with two or more beds, plus a bedroom and lounge occupied by the licensee, two bars, a guest dining room seating 36 and a separate staff dining room. Staff comprised two bartenders, a cook, waitress, yardman, housemaid and laundress.³³

In 1966, ownership of *Hotel Beverley* was transferred to Evelyn, William, Charles and Alice Jones. William Henry Jones was a retired publican and it was his son Charles Woodworth Jones who held the licence to *Hotel Beverley*. Charles Jones hadn't held a hotel licence before, but the family had been involved with hotels for three generations. His mother Alice and sister Evelyn looked after the house portion of *Hotel Beverley*. The Jones' managed the place until 1972, but retained ownership for a further five years, during which time Alice Jones died and Charles and Evelyn inherited her share.³⁴ Several inexperienced licensees managed the place in 1972-73, until the licence was taken over by Albert Edward Smith, who had been licensee of the Commercial Hotel, Northampton for 14 years.³⁵

In 1977, Albert Smith, his wife Olive and son Rodney acquired the title to *Hotel Beverley*. The Smith family ran the place themselves, together with Rodney's wife Gail. In 1985, the four family members formed Dustry Pty Ltd for the purpose of the licence, although ownership remained as it was. In 1990, Albert Smith died

30 Police Dept licensing file, Beverley Hotel, op cit, June 1959 - December 1960.

31 Police Dept licensing file, Beverley Hotel, op cit, December 1961 - September 1962.

32 Certificate of Title, Vol. 948 Fol. 8, 23 September 1962.

33 Police Dept licensing file, Beverley Hotel, October 1964.

34 Certificates of Title, Vol. 1310 Vol. 852, 15 March 1966, 18 Jan 1975; Vol. 1471 Fol. 307, 9 June 1977.

35 Police Dept licensing file, Beverley Hotel, 1972-73.

and his share of the property passed to Rodney, who also acquired his mother's share in 1993.³⁶

In 1994, *Hotel Beverley* was listed on the Art Deco Significant Building Survey and in 1997 was included in the Statewide Hotel Survey.³⁷

In 2004, ownership was transferred to David Thomas Julian Armstrong and Kerri Marie Johnston, who are the current (2006) licensees.³⁸

In 2006, *Hotel Beverley* continues to operate as a functioning hotel.

13.2 PHYSICAL EVIDENCE

Hotel Beverley is a two-storey face brick and render building with a curved truncated corner and hipped corrugated iron roof.

Hotel Beverley is located on the west corner of the Vincent and Queen streets intersection in Beverley, opposite the Beverley Post Office that truncates Queen Street at that intersection. The street fronts are both at zero setback with a suspended cantilevered awning over the Vincent Street frontage and returning for a short distance down the Queen Street frontage. There are expansive setbacks of predominantly grassed areas on the south-west side, with an expansive gravelled area between the Queen Street access and the sheds and garages on the southwest side of the site. An ablution block (c.1970s) is at the rear of the hotel fronting Queen Street, and adjoining the rear and west wing of the hotel is an expansive paved courtyard with a light steel framed cover, and a steel framed escape stair with lattice balustrade. The site is level with several mature Eucalypt plantings, Lilac trees and a palm at the rear of the hotel courtyard. The Vincent and Queen streets, and south west boundaries are fenced with corrugated fibre cement fencing, and the rear boundary has the remains of a timber picket fence.

Hotel Beverley has expansive street frontages to Vincent and Queen streets. It displays no overall architectural style, although the 1885-90s hotel retains evidence of the Federation Filigree style, and the 1938 elements show influences of Inter-War Art Deco style. Typical of the Federation Filigree style is the masonry construction and prominent corner location, with evidence of the original verandah over the footpath on the Vincent Street frontage, a dominant element in the townscape. Street frontages are balanced with a regular rhythm of door and window openings. The 1938 horizontal streamlined effect of the rendered street front facades, curved corner truncation, suspended canopy, horizontal windows, and contrasting vertical fins are characteristic of the Inter-War Art Deco style.

The two-storey building is a face brick structure that has been rendered (1938) on the two street frontages. The high-pitched hipped roofs clad with overlapped corrugated iron sheets are complex and predominantly concealed from the main front views by the 1938 rendered parapet around the street frontages. From the rear, a number of tall chimneys are evident. Central are two tall rendered brick chimneys with face brick corbelled detail, and further on the east side of the roof are two simple rectangular and square rendered chimneys. On the south west wall adjacent to the kitchen there is a zincalume vent.

³⁶ Certificates of Title, Vol. 1471 Fol. 307, 16 August 1977; 23 August 1990, 30 May 1991, 3 September 1993; Police Dept licensing file, Beverley Hotel, 1975-1990.

³⁷ Geneve, Yvonne, *Significant Buildings of the 1930s in Western Australia*, National Trust, Perth, 1994; Ball, Kelsall, & Pidgeon, *Statewide Survey*, op. cit.

³⁸ Certificates of Title, Vol. 1471 Fol. 307, 26 October 2004.

The southwest side of the building shows the 1885-1890s construction detail and elements including face brick in English bond that was tuckpointed and subsequently painted, double hung timber framed sash windows, ogee profile gutters, rainheads, and painted, galvanised round downpipes. The rear of the west wing is face brick stretcher bond with a skillion roof. The 1938 streamlined render - ashlar marked above a more recent rendered dado - on the street frontages contrasts with the original elements, with fixed glazing in horizontal single pane format, suspended awning that replaced the posted verandahs, and parapet walls that feature vertical stepped detailing central on the curved truncated corner and the Vincent Street frontage. The suspended canopy that sweeps around the curved corner has an outside edge detailed in vertical miniorb, with battened asbestos soffit under. The entry doors at ground level, except the main entry, are fully glazed timber framed with diagonal chrome handlebars. Sliding aluminium framed doors open onto wrought iron Juliet balconies across the first floor of the Vincent Street frontage, replacing the original French doors that opened onto the first floor verandah (since removed). The verandah on the Queen Street frontage has a render exterior with decorative vented cement block infill (c.1970s) above the rendered dado. It has a concrete floor and 1938 timber framed French doors open from each room along that side. The walls on the Vincent Street frontage form a rendered parapet above the verandah roof with a shallow stepped detail central on the street frontage, and a small curved pediment on the corner truncation, featuring the words: 'Hotel Beverley'.

Hotel Beverley shows evidence of two distinct periods of development; 1885-1890s for the original construction and major additions, and 1938 when the frontages and some interior fittings were 'modernised'. The two periods are evident throughout in contrast situations such as pressed metal ceilings and face brick fireplaces in stretcher bond, decorative 1885-1890s air vents next to geometric design cornices (particularly evident in the east corridor on the first floor), and the two sets of main entry doors.

Hotel Beverley is rectangular in form, with an elongated west wing forming a central courtyard at the rear. The main entry on Vincent Street presents an immediate contrast between the two periods of development with double front doors detailed with geometric leadlight in the art deco style, and matching fanlights and sidelights, and the 1885-1890s decorative double panel and glazed doors and side lights and multi-paned timber framed fanlight above from the front entry foyer into the central corridor that leads to the rear of the hotel (and courtyard). The central corridor accesses both bars on the left, the poolroom, a corridor to the west wing, and the dining room on the right, as well as the 1885-1890s turned timber staircase towards the rear. The west wing comprises a meeting room, pantry/store and kitchen from front to rear, and the kitchen exits onto the rear verandah where there is another section (rear west wing) comprising several rooms that provide storage. The storage area evidences 1885-1890s fabric in remnant timber floors, pressed metal ceilings and architraves and skirtings that suggest a residential function, however several walls have been removed and floors concreted to provide the storage function.

On the first floor, there are three rows of accommodation rooms; west, central and east. The west rooms have a corridor from front to rear, opening onto the rear verandah, and a suite of smaller rooms and men's ablutions at the extreme south east end, above the storage area below. A central east west hall connects the east and west corridors. The central rooms are accessed off the east corridor that aligns with the central entry corridor below, and the staircase access. Rooms

along the northeast side also open onto the now enclosed verandah along that side. There are ladies' ablution facilities at the rear of the east wing on the first floor with laundry facilities below on the ground floor.

Internally, the ground floor bar area evidences the most change, with the removal of walls and recladding of existing walls with a minor dado lining. The ceilings in the bar areas are mostly pressed metal recessed between exposed boxed beams, with some ceiling areas detailed in flat square panels. The poolroom walls are lined with 1970s timber ply panelling. The remaining fabric throughout the ground floor shows hard plaster walls still in evidence with original (1885-90s) timber architraves and skirtings, and a bracketed varnished timber plate rail in the main entry corridor. Floors on the ground floor have mostly been replaced by concrete, although there are some remnant 0.135 metre jarrah floorboards evident. The ceilings are mostly the 1885-1890s pressed metal still in place, although the meeting room has flat plaster replacement ceiling. The windows to the southwest and southeast are typically timber framed double hung sashes. The windows on both street frontages are 1938 horizontal rectangular form with fixed frosted glazing. The doors on the interior are four panelled with original 1885-90s hardware, and most have clear glass fanlights above. In the bar, 1885-90s fittings are evident in the wall between the two bars, and the refrigerators are likely part of the 1938 upgrade, and are still in working order in both bars. The back-to-back fireplace in the bar is a stand-alone element that has been remodelled and faced with stone after the adjacent wall was removed. The kitchen has tiled walls and a basic commercial fitout. The pantry has timber shelves fixed to the walls. The dining room and poolroom fireplaces display the 1938 intervention with face brick in stretcher bond with horizontal and vertical face brick edge detailing.

The closed tread timber staircase has a turned stair balusters.

The upper floor comprises 14 accommodation rooms, separate ablution facilities at the rear of the verandah with an additional 4 rooms adjacent to the men's ablution wing. The walls throughout are hard plaster, and some rooms have picture rails. The ceilings mostly show the 1938 period in flat plaster ceilings with simple geometric cornice detailing, although some also have simple cornices. Double hung sash windows remain insitu on the southwest and rear, and the original French door openings on both street frontages (northeast and northwest) have been replaced with aluminium framed sliding glass doors. As for the ground floor, the walls, architraves, skirtings, doors, and windows on the first floor all remain intact. The timber floors are the original (1885-90s) 0.150 metre wide tongue and groove Oregon boards.

The ablution facilities evidence 1970s fitouts with original 1938 terrazzo partition panels and floors in the ladies', and terrazzo partition panels in the men's area.

The cellar was not accessible at time of inspection.

13.3 COMPARATIVE INFORMATION

The Statewide Hotel Survey identifies four hotels in the Shire of Beverley: Dead Finish Hotel (1876), Freemason's Hotel (1886), Railway Hotel (1880s, referring to the remnant of the railway refreshment rooms) and *Hotel Beverley* (1890s; 1938). Another Beverley hotel was the single-storey Tattersall's White Hart, built in 1904 and later used as the RSL Hall.³⁹

³⁹ Ball, Kelsall, & Pidgeon, op cit, entries for Beverley.

Hotel Beverley in its 1885 form was, like Freemason's Hotel (1886) and Dead Finish Hotel (1876), typical of hotels of the period in newly developing rural towns. The later substantial two-storey forms of *Hotel Beverley* and the Freemason's was also typical of the 1890s and early 1900s, when hotels were the major architectural feature in many towns. Freemason's Hotel retains its Federation architectural style, although it has lost its two-storey verandahs. The differing roofline of the two reflects the difference in construction periods.

The Statewide Hotel Survey also indicates that many metropolitan and country hotels were enlarged in the 1930s, mainly to provide more and improved accommodation and dining facilities for the travelling public as required by the Licensing Court. Extensive modernisations were reserved for metropolitan hotels. New hotels built in rural areas in the 1930s, which are known to be extant, include the Miling Hotel (in an earlier style), Wubin Hotel Motel (style unknown) and the former Big Bell Hotel (ruin, Inter-War Spanish Mission).⁴⁰

There are 26 Inter-War Functionalist and 32 Inter-War Art Deco style buildings in the Register of Heritage Places, among them five hotels – the Raffles, Criterion, Coronado, Cottesloe Beach & Carlton – all of which are located in the Metropolitan area. Raffles Hotel (1937) is the remodelled Canning Bridge Hotel, the refurbishment of which was also undertaken by W.G. Bennett.

Bennett was responsible for alterations to the Australia Hotel, Cottesloe (1936); Court Hotel, Beaufort St (1937); Esplanade Hotel, Perth (1939); Rose Hotel, Bunbury (1939); Mount Barker Hotel (1939); and, Colliefields Hotel (1939). Bennett also designed the Sawyers Valley Tavern (1937) and the Scarborough Hotel (1939, demolished), and worked with Eales & Cohen in 1930 on the partial restoration of the Majestic Hotel, Perth following a fire.⁴¹

Among the other work William Bennett's office handled in the late 1930s were: the Dalkeith and Nedlands tennis clubs; Lord Forrest Olympic Pool, Kalgoorlie; infant health centres at Dalkeith, Manjimup and Nedlands; Plaza Theatre and Arcade in the Hay Street Mall, and the Regal Theatre in Subiaco with William Leighton; Applecross and Beverley town halls; the Masonic Temple, Nedlands; a number of private houses in suburbs such as Dalkeith, Cottesloe and South Perth; and over a dozen buildings and structures at Araluen.⁴²

The refurbishment of the 1885-90s *Hotel Beverley* in 1938 in a modern style of the period makes it an uncommon example of its type in a country area.

13.4 KEY REFERENCES

Police Department licensing file for Beverley Hotel as referenced.

13.5 FURTHER RESEARCH

40 Ball, Kelsall, & Pidgeon, op cit, pp. 43-56.

41 Ball, Kelsall, & Pidgeon, op. cit., pp. 43-56; Geneve, 'Artist of the Month', op. cit.

42 Geneve, 'Artist of the Month', op. cit.