



**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
- 3.2.2 Lodging people
- 3.4.3 Mining

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 303 Mining
- 308 Commercial services and industries
- 311 Hospitality services and utilities

11.1 AESTHETIC VALUE*

Exchange Hotel, Kalgoorlie is a fine example of the Federation Filigree style, and its detailing exhibits all the Federation exuberance of the hotel industry at the time. The protruding gabled verandah and corner belvedere tower are particularly impressive. (Criterion 1.1)

Exchange Hotel, Kalgoorlie, together with the other three prominent hotels situated at the corner of Hannan and Maritana Streets, is a key element in a landmark intersection. (Criterion 1.3)

Exchange Hotel, Kalgoorlie makes a very important contribution to the Hannan Street streetscape and contributes to the character of an important historic street and retail precinct. (Criterion 1.4)

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Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

11. 2. HISTORIC VALUE

The style and grandeur of the *Exchange Hotel, Kalgoorlie* is evidence of Kalgoorlie's economic prosperity during the gold boom years. (Criterion 2.1)

Exchange Hotel, Kalgoorlie has continually operated as a hotel since its construction in 1901 and was built on the site of an earlier hotel (1894) of the same name. The 1894 hotel was one of the first hotels constructed in Kalgoorlie. (Criterion 2.2)

Exchange Hotel, Kalgoorlie is a fine example of the work of prominent Goldfields architects Hawkins and Sprigg. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

Exchange Hotel, Kalgoorlie has the potential to provide valuable information about the history of the current hotel through archaeological investigation as well as that relating to the site of the original hotel. (Criterion 3.2)

11. 4. SOCIAL VALUE

Exchange Hotel, Kalgoorlie is valued as a place where social interaction, refreshment, accommodation and entertainment have been provided for the local community and the travelling public for more than one hundred years. The place continues to contribute to the tourism industry in the region. (Criterion 4.1)

Exchange Hotel, Kalgoorlie makes a significant contribution to a sense of place for the local and wider community for its landmark value and its social associations. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

12. 2 REPRESENTATIVENESS

Exchange Hotel, Kalgoorlie is representative of Goldfields hotels erected in the late 19th and early 20th century. The place is also representative of the first building phase in Kalgoorlie having been the site of an earlier 1894 hotel, of the same name, which was one of the first hotels constructed in the town. (Criterion 6.1)

Exchange Hotel, Kalgoorlie is representative of the boom in hotels that occurred in Hannan Street from 1894 onwards, to meet the needs of the expanding goldfields population. (Criterion 6.2)

12. 3 CONDITION

The interior and exterior of *Exchange Hotel, Kalgoorlie* are in fair to good condition, with roof replacement, and internal repairs and renovations having been undertaken recently.

12. 4 INTEGRITY

Exchange Hotel, Kalgoorlie continues to be used for its original purpose and the building therefore retains a high degree of integrity.

12.5 AUTHENTICITY

Exchange Hotel, Kalgoorlie retains much of its original plan form, particularly on the first floor, however, some original fabric has been replaced, and the ground floor bar areas have been refurbished several times. However, many original features remain, such as the staircase, stained glass windows, timber doors with architraves and top lights, sash windows, skirting boards and timber flooring. The building therefore retains a moderate degree of authenticity.

13. SUPPORTING EVIDENCE

The documentation for this place is based on Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014) with amendments and/or additions by the State Heritage Office and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

For a full discussion of the documentary evidence refer to 'Conservation Management Strategy: Exchange Hotel' prepared for the owners by Annabel Wills Architecture, February 2014. A summary of the information in this document is provided below.

Exchange Hotel, Kalgoorlie comprises the Hotel building and the adjoining Rialto Buildings. Both buildings are now completely integrated as one complex. *Exchange Hotel, Kalgoorlie* has a prominent frontage to both Hannan and Maritana Streets, while the Rialto Buildings run along Maritana Street only.

On 10 June 1893, prospectors Hannan, Flanagan and Shea discovered alluvial gold 48 km north-east of Coolgardie. The report of the find sparked mass migration from Coolgardie.¹ Hannan's Find developed quickly, with bough huts and hessian and canvas tents providing commercial, retail and residential accommodation.²

On 4 September 1894, Hannan's Find was declared the townsite of Kalgoorlie. Building lots were surveyed and sold. The track from Coolgardie became the main street and was named Hannan Street in honour of the founder of the goldfield. The original tents and huts were replaced with timber framed buildings clad in timber or galvanised iron, usually lined with hessian or canvas. Between 1898 and 1910, substantial brick buildings replaced the timber and iron structures throughout the town.³

With the establishment of the townsite, the second phase of building in Kalgoorlie began. This was facilitated by the arrival of the Eastern Goldfields railway line in September 1896, which made the transport of construction materials much easier. Kalgoorlie developed to become the major administrative and commercial centre in the eastern Goldfields.⁴

By the 1890s, the gold boom was having a profound impact on Western Australia, which prior to the boom was the least populous, and least politically and socially advanced state. However, the rush for gold saw the arrival of more than 100,000

¹ Blainey, Geoffrey, *The Golden Mile* (Allen & Unwin, 1993), pp. 1-3, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 10

² Webb, M & A, *Golden Destiny: The Centenary History of Kalgoorlie-Boulder and the Eastern Goldfields of Western Australia*, (Hocking & Co and St George Books, 1995), p. 91, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 10

³ Webb, *Golden Destiny*, pp. 430-32, 540, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 11

⁴ Webb, M & A, *Golden Destiny: The Centenary History of Kalgoorlie-Boulder and the Eastern Goldfields of Western Australia*, (Hocking & Co and St George Books, 1995), p. 91, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 11.

people over a ten year period and the subsequent growth and development in Western Australia changed the face and fortunes of the State.⁵

Exchange Hotel, Kalgoorlie is located on Lot 10, 135 Hannan Street Kalgoorlie, within the Kalgoorlie central business district. The lot has an area of 1,012m² with frontages to Hannan Street and Maritana Street.

The first Exchange Hotel was constructed on this site in 1894 when E. A. Wisdom, the proprietor, advertised 'Hannan's Exchange Hotel' as an agent for the Royal Mail and White Feather Coaches, with a 'good supply of feed and water always on hand'.⁶ Post Office Directories for the same year show the Grant's Club Hotel, Exchange Hotel, and the Swan Hotel in Hannan's (Kalgoorlie).⁷ The next extant edition of the Directories in 1897 does not include either the Club or Swan Hotels but includes the Commercial Hotel, the Victoria Hotel and Café, and a wine and beer saloon run by M. Burgess on Hannan Street, as well as the Exchange Hotel.

The number of hotels in Kalgoorlie grew and it has been claimed that by 1901, there were 47 hotels in the town, for a population of 20,000, and an additional 30 in Boulder, for 10,000 people.⁸ Fourteen of Kalgoorlie's hotels were in Hannan Street.⁹ Hotels were crucial to the economic and social life of the Goldfields, and served as meeting places for the predominantly male population. For mine workers, hotels also provided luxurious and comfortable surroundings beyond their normal everyday experience. As a consequence much of a miners wage was spent on the consumption of alcohol.¹⁰

In 1896, Wallace Brownlow purchased the lease for the Exchange Hotel "for a big sum".¹¹ The Licencing Court renewed the licence under condition 'the present wood and iron premises should be replaced by a building of stone or brick within 12 months'. At the time, no licence renewals were granted for timber and/or iron buildings without that condition.¹² The first Exchange Hotel was described as "iron outside, wood inside to a height of about 4ft. The other lining was of hessian and paper. Everywhere where a lamp was placed, iron or tin had been put up".¹³

5 Ibid, Webb, M & A, Preface in *Golden Destiny: The Centenary History of Kalgoorlie-Boulder and the Eastern Goldfields of Western Australia*, 1995.

6 *Piersenne Post Office Directories* 1895, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 11. In fact, it was constructed in 1894, before Wisdom purchased Lot 10 at auction in October that year along with Lot 11. The improvements were valued at £750 (see *Coolgardie Miner*, 10 October 1894, p. 3).

7 *Wise Post Office Directories* 1895, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 12

8 *Western Mail*, 26 June 1941, p. 1, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 12

9 *Kalgoorlie Miner*, 14 November 1946, p. 6, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 12

10 Ibid, Webb, M & A, pp 543-544.

11 *Western Mail*, 13 November 1896, p. 26, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 12

12 *Inquirer and Commercial News*, 11 December 1896, p. 12, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 12

13 *Kalgoorlie Miner*, 9 December 1896, p. 2, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 12

By 1901, the first Hotel had been replaced by *Exchange Hotel, Kalgoorlie*. The new building, designed by Geoffrey Oswald Hawkins and Hedley Vicars Sprigg, was described as ‘a credit to the town as well as to the people responsible for the erection of the building’:

In place of the wood and iron hotel structure of the old days, there has been reared up a fine, elegant brick hotel of two stories, with like sets of shops and offices. The whole of the corner block, 66ft by 165ft, has been covered with substantial up-to-date buildings. Half of each of the frontages... has been taken up for the hotel buildings proper, and the rest has been utilised for offices, etc. to the best advantage. The whole structure is of Gothic character, or rather a compound of early English and Gothic, and in carrying out the picturesque design steam pressed bricks, to a large extent specially moulded for this work, have been used.¹⁴

In 1923 the Licences Reduction Board announced the delicensing of 29 hotels in Kalgoorlie, Boulder and Fimiston. However, *Exchange Hotel, Kalgoorlie* retained its licence.¹⁵ In December 1950, the licence for *Exchange Hotel, Kalgoorlie* was transferred to J. W. Naylor despite police objections on the grounds that Naylor was not ‘a fit and proper person’ to hold the licence.¹⁶ Earlier that year it was reported that Naylor had spent £1,000 on renovations.¹⁷ It is highly probable that some of this work was to the corner balcony, which had been described as being in ‘exceedingly dangerous condition’.¹⁸

In 1971, \$270,000 of work was carried out by the then owners, Exchange Hotel Pty Ltd based in Geraldton, the most significant of which was to the rear of the site.¹⁹ Ownership of *Exchange Hotel, Kalgoorlie* changed a number of times from the mid-1980s.²⁰ It was purchased by local businessman Ashok Parekh (Goldfields Hotels Pty Ltd) in 1995 for \$1.7 million.²¹

There were modifications to the bathrooms in 1996, and approved works in 2004 included modifications to the main bar area on the ground floor at the Hannan and Maritana Streets corner and conversion of an upstairs bedroom into a female ablutions facility.

In 2001 the place was added to the Shire of Kalgoorlie-Boulder’s Municipal Inventory as a Category 2 place.

14 *Kalgoorlie Miner*, 13 April 1901, p. 3, as cited in Annabel Wills Architecture, ‘Conservation Management Strategy: Exchange Hotel’ (February 2014), p. 15

15 *Western Mail*, 8 November 1923, p. 2, as cited in Annabel Wills Architecture, ‘Conservation Management Strategy: Exchange Hotel’ (February 2014), p. 16

16 *Kalgoorlie Miner*, 14 December 1950, p. 5, as cited in Annabel Wills Architecture, ‘Conservation Management Strategy: Exchange Hotel’ (February 2014), p. 17

17 *Kalgoorlie Miner*, 20 April 1950, p. 4, as cited in Annabel Wills Architecture, ‘Conservation Management Strategy: Exchange Hotel’ (February 2014), p. 17

18 *Kalgoorlie Miner*, 25 July 1950, p. 4, as cited in Annabel Wills Architecture, ‘Conservation Management Strategy: Exchange Hotel’ (February 2014), p. 17

19 Plans held by City of Kalgoorlie-Boulder

20 Landgate Certificate of Title Vol 1682 Folio 191, as cited in Annabel Wills Architecture, ‘Conservation Management Strategy: Exchange Hotel’ (February 2014), p. 22

21 *West Australian*, <https://au.news.yahoo.com> 22 March 2012, as cited in Annabel Wills Architecture, ‘Conservation Management Strategy: Exchange Hotel’ (February 2014), p. 22

In 2008 Trinity Flame purchased *Exchange Hotel, Kalgoorlie* from Parekh for \$7 million. By September 2011 it was reported that *Exchange Hotel, Kalgoorlie* had gone into administration with the owners owing 'an undisclosed amount' to the Australian Taxation Office.²² The hotel failed to sell at auction despite the price dropping from \$4.5 million to \$3 million, although it was later sold in 2012 for between \$2 and \$3 million to Filigree Holdings Pty Ltd.

In January 2012, planning approval was granted for repairs to the first floor balcony roof on the Maritana Street frontage of *Exchange Hotel, Kalgoorlie*.

A Local Heritage Fund grant of \$15,000 was allocated in 2013 for external painting, although in 2015, approval was granted for the transfer of this grant funding to complete the reroofing of *Exchange Hotel, Kalgoorlie*. Painted short-sheet corrugated iron was replaced with long-sheet pre-painted corrugated galvanised steel in the same colour. Reroofing of *Exchange Hotel, Kalgoorlie* had commenced prior to 2013 without approval, which was granted retrospectively.

Approval was granted in 2013 for the refurbishment of 'Paddy's Restaurant', on the ground floor of the Rialto Building facing Maritana Street. A further planning approval was granted in 2015 for repairs to external timber work at ground and first floor levels.

In 2016 at the time of assessment, the place continues to operate as a hotel with public bars and restaurants on the ground floor, with accommodation above.

13.2 PHYSICAL EVIDENCE

For a full discussion of the physical evidence refer to the 'Conservation Management Strategy: Exchange Hotel' prepared for the owners by Annabel Wills Architecture, February 2014. A summary of the information in this document is provided below.

The City of Kalgoorlie-Boulder is located 595km east of Perth at the end of the Great Eastern Highway. Kalgoorlie's main streets are Hannan and Maritana Streets, and *Exchange Hotel, Kalgoorlie* is situated at this prominent intersection, which also includes the Australia Hotel, Palace Hotel and a substantial two-storey brick commercial building.

Exchange Hotel, Kalgoorlie comprises the hotel building and the adjoining Rialto Buildings. In 1901 the New Exchange Hotel and Rialto Buildings were completed. Both buildings are now completely integrated as one building with *Exchange Hotel, Kalgoorlie* a prominent corner building with frontages to both Hannan and Maritana Streets and the Rialto Buildings running along Maritana Street only.

Exchange Hotel, Kalgoorlie is a two-storey brick and iron building with a timber two-storey verandah, built to the pavement line of Hannan and Maritana Streets and truncated on the corner. The building has a corner tower and corrugated galvanised steel gabled roof. Verandahs and balconies extend over the pavement and wrap the facades. The roof elements include a tower, chimney stacks and gables in the place of the parapet.

²² www.watoday.com.au, 20 September 2011, as cited in Annabel Wills Architecture, 'Conservation Management Strategy: Exchange Hotel' (February 2014), p. 22

The cellar is currently used as a storage space and contains one large room with a later cool room and one smaller room used for storage.

The floors to the Foyer & Stairwell are carpet over timber boards. The walls are painted and plastered masonry with extensive areas of timber panelling. Ceilings are generally lath and plaster except where ceilings have had later repairs and are plasterboard. Cornices are decorative and some ceilings have decorative ceiling roses. Doors are timber framed with timber and glazed panels with decorative stained glass fanlights above. There is a decorative archway dividing the main hall. The grand timber staircase has timber treads and balustrade with a carpet runner. There is a timber panelled store room below the stair. There is a decorative ceiling to the first floor above the stairwell with clerestory windows and a raised roof section.

The floors to the front bar are timber with patches of metal plate. Walls are painted and plastered masonry. Ceilings and cornices have all been painted black. There is a bar in the centre of the room which services all sides of the Wild West Saloon. The bar can be accessed from the hotel foyer area and directly from the two street elevations.

Paddy's Bar and Bistro comprises the main dining area, a raised dining area, two bar counters, a function space, new toilets, the kitchen and food prep area and a cool room. This section of the hotel has recently undergone an extensive renovation with a polished concrete floor and new pressed metal ceilings being introduced as well as painting, new bars, toilets and restaurant seating furniture.

The first floor comprises a west wing and an east wing with the main staircase in between. Both wings contain accommodation rooms and bathrooms. Two rooms to the rear are currently utilised as offices. An external laundry room is located to the rear at this first floor level. Walls are painted and plastered masonry with some areas of timber panelling and some walls timber framed and clad. There are decorative timber skirting boards to most rooms. Ceilings are generally lath and plaster except where ceilings have had later repairs and are plasterboard. There are some mini orb corrugated iron ceilings. Mostly there are no cornices and those that do exist are simple in form. Doors are timber framed with timber panels. Overall the first floor has undergone very little change.

13.3 COMPARATIVE INFORMATION

Federation Hotels in Kalgoorlie

While there are a large number of hotels in Kalgoorlie-Boulder, the most comparable to *Exchange Hotel, Kalgoorlie* are those on Hannan Street which were constructed between 1895 and 1905. The following 21 hotels on Hannan Street have been identified as having been erected in the same period as *Exchange Hotel, Kalgoorlie*, although not all of them are extant in 2016:

- 01307 *York Hotel, Kalgoorlie* (1901, RHP): two-storey building built in Federation Anglo-Dutch style. It is constructed of brick and stone on a granite base. The hipped roof is clad in corrugated iron and features a domical vault, with an iron cresting which contributes to the elaborate facade.

- 01286 *Cohn's Buildings & Tattersall's Hotel*, (1897, 1899, RHP): originally a two-storey timber and iron hotel, in January 1899 it was destroyed by a fire that was believed to have been deliberately lit. A new substantial two-storey hotel of brick and stone was erected 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.
- 01321 *British Arms Hotel (fmr)* (1900): now located within the Museum of the Goldfields, the building was constructed in Federation Arts & Craft style, in brick laid in an English bond with stucco detailing on the front façade. The walls are face brick except for a rendered parapet wall along the southeast.
- 01290 Federal Hotel (c.1899): two-storey building in the Federation Filigree style. Has a timber-framed verandah and balcony that extend across the façades and over the pavement.
- 01288 Criterion Hotel (1901): two-storey building in the Federation Free style with a balustraded parapet that features a highly decorative pediment. A timber verandah and balcony extend the length of the facade over the pavement. Significant chimney decoration, unusual parapet and verandah design.
- 07505 Kalgoorlie Hotel (c.1897): two-storey stone building in the Federation Filigree style. A wide verandah and balcony extend the length of the facades over the pavement.
- 03797 Palace Hotel (1897): two-storey building in the Federation Filigree style sited opposite the Exchange Hotel and diagonally opposite the Australia Hotel. In 1996-97, balcony infill work was replaced with cast-iron panels, accommodation suites and bathrooms were removed from the Hannan Street balcony, and the balcony reinstated.
- 07506 Star and Garter Hotel (1900): brick and stone construction, originally with twenty bedrooms.
- 01305 Duke of Cornwall Hotel (1900): two-storey brick construction, rendered, with tiled roof and four decorated gables along the street frontage and a serpentine Dutch gable on the return west wall and another over the turret.
- 14936 Grand Hotel (1896): two-storey with a verandah and balcony that extend across the facades and over the pavement. The exterior features a pediment to the parapet and balcony roof.
- 01308 Australia Hotel (1898): originally constructed as a wood and iron building in 1895, the double-storey stone hotel was constructed c.1898.
- 14938 Home from Home Hotel (1900): Federation Georgian style building, renamed Hannan's after the Kalgoorlie riots of 1934 when it was burnt by rioters.
- 03799 Commercial Hotel (1895, burnt down 1978): no additional information currently available.

- 14941 White Hart Hotel (1905): no information currently available.
- 14932 Broken Hill Hotel (1900): no information currently available.
- Goldfields Hotel (c.1899, probably demolished): may have been called the Railway Hotel prior to 1900. Delicensed at some point in the early 20th century.
- Oriental Hotel (1901, demolished 1972): corner of Cassidy Street and Hannan Street. No other information currently available.
- Globe Hotel (1899, probably demolished): no information currently available.
- Black Swan Hotel (1897, probably demolished): later known as the City Hotel and the Central Hotel.
- National Hotel (1898, probably demolished): corner of Wilson Street and Hannan Street. No other information currently available.
- Shamrock Hotel (1897, probably demolished): stone building, with a large number of bedrooms, stables and outhouses.

Several other hotels in Kalgoorlie were constructed with attached commercial buildings, including the Palace Hotel (Palace Chambers) and the Australia Hotel (Australia Chambers). Unlike the Palace Chambers and the Maritana Chambers (as the Rialto Buildings were originally known), the Australia Chambers are single storey.

Hawkins and Sprigg

Very little detailed research has been undertaken into the architects, Hawkins & Sprigg. The firm originally operated as G. O. Hawkins and Co., Architects and Quantity Surveyors. But in 1899 a notice of partnership advertised that Hedley Vicars Sprigg had joined with Hawkins and the firm then operated as Hawkins and Sprigg, Architects and Quantity Surveyors.²³ It is not known when Sprigg joined the firm, but Hawkins appears to have been well known in the Kalgoorlie area, and had been advertising his services in the Goldfields for several years before this.

The firm are responsible for many prominent buildings in Kalgoorlie including

- P01267 *St Mary's Roman Catholic Church*
- P15840 *The Kalgoorlie Club*
- P1295 *McKenzie's Buildings*: diagonally opposite *Exchange Hotel, Kalgoorlie* which also originally included an elaborate tower with the firm's name in iron lettering.
- P1303 *Semaphore Chambers* also on Hannan Street, which became their offices from about August 1899.
- P1325 *Trades Hall*.

²³ "Notice of Partnership", *Kalgoorlie Miner*, Friday 3 February 1899, p.6.

- P1319 Maritana Buildings (HC Assessment Program), a pair of semi-detached single-storey offices, that includes a singular cone-topped tower.
- P01283 Union Bank of Australia (fmr)
- P00199 Brennan Brothers Building

Preliminary research indicates that the firm was responsible for a range of other buildings in Kalgoorlie. Further research will be necessary to determine to what extent the firm are responsible for, or contributed to, the exuberant architectural character of Kalgoorlie, particularly the town centre.

Conclusion

Exchange Hotel, Kalgoorlie is representative of Goldfields hotels erected in the late 19th and early 20th century. However, it has particular significance as one of the oldest hotels in Kalgoorlie, having been operating on the same site since 1894.

13.4 KEY REFERENCES

13.5 FURTHER RESEARCH

Further research into the architectural firm Hawkins and Sprigg is necessary to determine to what extent the firm are responsible for, or contributed to, the exuberant architectural character of Kalgoorlie, particularly the town centre.