



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.

11.1 AESTHETIC VALUE

The massing and scale of the buildings and their position at the angled junction of Terrace Road and Swan Street form a stop to the vista and a prominent landmark from the Terrace Road approach. (Criterion 1.3)

Located opposite the Padbury Buildings, the hotel complex forms an important part of the streetscape. (Criterion 1.4)

11.2. HISTORIC VALUE

Rose and Crown Hotel is important as the site of various businesses which served the transport link between the agricultural areas to the east and Perth. This link was centred on the near-by river port at the north end of Meadow Street where produce from the hinterlands was loaded for transport to Perth and Fremantle. (Criterion 2.1)

The place, with its surviving hotel buildings including the cellars containing the well and the stables at the rear, demonstrates a way of life no longer practised. (Criterion 2.2)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

The place is important as being highly valued by the community for cultural and social associations.

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

The place with its surviving hotel buildings including the cellars containing the well is rare. No other known examples exist of the stables at the rear, which include accommodation said to have been reserved for Afghan camel drivers, and demonstrate a way of life no longer practiced. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

The place is representative of the small community of mid Nineteenth Century business enterprises focused on the Meadow Street wharf. (Criterion 6.2)

12. 3 CONDITION

The condition of the buildings varies from good for the restored hotel, fair for the stables, and poor for the laundry (June 1996).

12. 4 INTEGRITY

The place has a high degree of integrity. Its present use is essentially the same as its historic use and is compatible with the preservation of its significant values. The stables are somewhat dilapidated but their original intent remains clear.

12. 5 AUTHENTICITY

The place has a high degree of authenticity as most of the building fabric is intact. Alterations have, for the most part been carried out sympathetically. The stables have had inappropriate additions but these are superficial and capable of restoration. The addition of the Hall museum (no longer operating) and the motel units are separate structures and have minimum impact on the historic complex.

13. SUPPORTING EVIDENCE

The supporting evidence was compiled by John Pidgeon, Architect.

13.1 DOCUMENTARY EVIDENCE

The builder and first owner of this hotel, Thomas Jecks, arrived in Western Australia with his father, Isaac Jecks, on the *Calista* on the 5th August 1829.¹ Thomas Jecks was assigned Guildford Allotment 42 in March 1839 and applied for the freehold in August 1840. He began by opening a store on the site, for which an advertisement appeared in July 1840.² However, not long after this he let the premises to William Robinson, who opened a clothes-cleaning and silk-dyeing business there.³ The first contemporary reference to the name 'Rose and Crown' that has been found occurs in a notice in the *Perth Gazette* on March 12th, 1842. Thus it is possible that the existing main building was constructed in 1840 but not operated as an inn until 1841.

Thomas Jecks always referred to his business as the 'Rose and Crown Inn'. It was not referred to as the 'Rose and Crown Hotel' until the 1870s. It was operated as a general store and warehouse as well as an hotel. This is the reason for the extensive cellars beneath it. The multiple roles of the business is made clear in an advertisement of 1844:

ROSE AND CROWN INN, GUILDFORD

The undersigned respectfully informs the public, that he has retaken the above premises, and will carry on business as usual at the reduced charges as under for Cash or Barter only, viz.

PARLOUR - Breakfast 1s 6d; dinner 2s; tea 1s 6d.

TAP - Breakfast 1s; dinner 1s 6d; tea 1s 6d.

STABLING - Bait 1s, Form 1s per feed, hay, each per day or night 2s; ditto day and night 3s 6d.

Persons finding their own hay or corn, a charge of 6d per head per day, and 1s per day and night.

On goods warehoused, a reduction of 50 per cent.

ON SALE

A variety of clothing, boots, sugar, tea, coffee, ginger, salt, pepper, tobacco, flour, butter, nails, etc.

Also, good strong bullock cart.

THOMAS JECKS

Guildford, Sept. 23, 1844. ⁴

After Thomas Jecks death in 1856, the inn continued to operate under the management of his widow and the eldest son, Thomas.⁵ A younger son, Walter, was employed as barman in 1879 and took over as licensee about 1880.⁶ The stables at the rear were erected about the 1880s and the one-storey addition at the east end was built in the 1890s. In 1924, the licence for *Rose and Crown Hotel* was withdrawn but the place is still run as a private hotel.

¹ Battye Library, catalogue of Ship Arrivals.

² *Perth Gazette*, 11 July 1840.

³ *ibid*, 17 October 1840.

⁴ *Inquirer* 9 October 1844

⁵ Erickson, Rica *The Bicentennial Dictionary of Western Australians* Vol.II, Nedlands, UWA Press, 1988, p.1626.

⁶ *ibid*, 18 September 1880.

13. 2 PHYSICAL EVIDENCE

The group is comprised of a large Colonial Georgian two-storey hotel with a single-storey wing on the east side facing Swan Street. At the rear there are attached service buildings, an old laundry house and a courtyard enclosed on the southern side by stables. The former paddock to the south of the stables is occupied by buildings and a parking area constructed in 1977 for the now defunct Hall Museum. All structures are of brick construction. The two-storey section of the hotel is built of Flemish bond brickwork while the single-storey section to the east is English bond. The two-storey section has a two-storey verandah on the north street facade and west sides with lattice over a door height valance at ground floor level and a lacework balustrade at first floor level. The single-storey section has a verandah on the north and east sides with a rendered and moulded parapet wall over containing the lettering 'ROSE & CROWN HOTEL' on each facade. At the north-east corner the facade is truncated and here the parapet has a small gable under which appears the date '1841'. The brick work under the verandahs has been painted. Both the two-storey and the single-storey sections have corrugated iron M roofs.

The north facade of the two-storey section has a double hung window symmetrically placed each side of the front door. The front door leads into a passage containing the staircase with a large dining room on the west side and a front parlour and the office on the east side. The kitchen is at the rear under a single-storey lean-to and the rendered brick laundry with its gabled roof with a chimney at the east end is attached. The first floor level is occupied by the Motel manager.

The original one-storey building of mud construction, built in 1840, remains within the hotel structure.

The single-storey section to the east is a large reception area. Wide double casement windows and two panelled doors open out onto the verandahs.

The stables is an elongated U shaped building of rendered brickwork and corrugated iron roof. The south facade consists of a parapet wall with three Dutch gables, one at each end masking the gable roofs of the end wings and one in the centre of the facade. Behind the centre gable is a ventilated turret penetrating the ridge of the roof and set at 45 degrees to it. The turret is topped with a witches hat roof.

To the east of the older buildings is a series of recently built red brick motel wings.

13. 3 REFERENCES

The National Trust of Australia (WA) files

13. 4 FURTHER RESEARCH
