



# 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 THEMES

- 3.21 Accommodating travellers
- 8.3 Going on holidays

### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEMES

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

#### 11.1 AESTHETIC VALUE\*

*Caves House Group* is significant as a fine collection of well executed buildings in the Federation Filigree, Federation Bungalow style, and the Inter-War Old English style in a well developed and mature Edwardian terraced garden setting. The hotel (1938-39) is a very fine and substantial example of a building in the Inter-War Old English style. The exterior is visually complex, strongly articulated, and well constructed. (Criterion 1.1)

The interiors of the hotel (1938-39) are designed with a strong influence of the Inter-War Art Deco style, which is well articulated but unexpected from the Inter-War Old English exterior. The interiors, particularly the public rooms on the ground floor, complete with original furnishings are of a particularly high order of design. (Criterion 1.1)

While most of the buildings are fine to good competent examples of their type and time, the hotel (1938-39) is an exceptional achievement. It is designed and executed to high standards internally and externally and was an outstanding achievement in a time when the Public Works produced a number of fine buildings. (Criterion 1.2)

Developed in stages from 1903, and given their basic structure in 1910, the garden setting of *Caves House Group* is an exceptionally fine example of Edwardian terraced gardens. The gardens build on the long vistas down the valley to the sea, vistas along the terraces, and make very good use of the natural contours, the natural cliff faces, and broad swards of lawn, in contrast with the surrounding bushland. It is a significant cultural landscape set within a natural landscape. The gardens echo those of English Arts and Crafts country houses of the period and the use of the enhanced 'natural'

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\* 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.

unassuming landscape helps to visually anchor the buildings into the site. (Criterion 1.3)

The hotel (1938-39) is a landmark in its setting and one that is widely recognised in the State. Vistas both to and from the building and its terraces are longstanding cultural icons. (Criterion 1.3)

*Caves House Group*, with its diverse collection of buildings, cultural landscape and surrounding bushland makes up a significant cultural environment. (Criterion 1.4)

## 11. 2. HISTORIC VALUE

*Caves House Group*, including the gardens, since the construction of the Accommodation House in 1902-03, together with the Yallingup Cave, has played a central role in the development of the Yallingup and Busselton area, of the South-West, and of the State as a tourist and holiday destination. (Criterion 2.1)

*Caves House Group*, is part of significant historic theme of linking the interest in caves with leisure, accommodation, and tourism, promoted by government through the Caves Board. (Criterion 2.1)

The Government of Western Australia built the first *Caves House* in 1902-03, to provide accommodation for visitors to the newly discovered Yallingup Cave, and the Government continued to develop and administer the place to 1968. *Caves House Group* may be compared to the development of a similar facility also promoted by the Caves Board at Yanchep, where similar notions of accommodation, caves and leisure were realised. *Caves House Group* was one of the earliest and longest enduring examples of the State's ownership and development of a place as a tourist destination. *Caves House Group* featured prominently in the promotion of tourism in Western Australia by the Tourist and Information Bureau in the first half of the twentieth century, and has continued to be a focal point for tourism through the latter half of the twentieth and into the twenty-first century. (Criterion 2.2)

The first development at the *Caves House Group*, Yallingup Cave Accommodation House, was built by Hough & Donald in 1902-03; with additions comprising tennis courts and billiard room built by Robert Donald in 1905; and the new hotel (1938-39) was built by R. Donald & Son. Thus Robert Donald was responsible for the first and last major buildings at the place. Principal Government Architect A. E. Clare was responsible for the design of new hotel (1938-39). Clare was assisted by S. B. Cann, who later became Principal Architect. (Criterion 2.3)

The new hotel (1938-39) is a very fine and substantial example of the Inter-War Old English style, designed and executed to high standards internally and externally, and was an outstanding achievement in the Inter-War period, when the Public Works Department of Western Australia was responsible for a number of fine buildings. (Criterion 2.4)

## 11. 3. SCIENTIFIC VALUE

*Caves House Group* has demonstrable potential to contribute to the understanding of Australian and international interest in caves from the latter part of the nineteenth century and into the twentieth century. The place was developed from the outset by the State Government as an integral part of the experience of visiting the Yallingup Cave. (Criterion 3.2)

#### **11. 4. SOCIAL VALUE**

*Caves House Group* is highly valued by the community of the Shire of Busselton, and the wider community of Western Australia for social and cultural reasons for the important and highly significant role it has played, and continues to play, in the district, the region, and the State. As a health resort, a holiday and honeymoon destination, and in association with the experience of visiting Yallingup Cave, the place has been highly valued by visitors since the early twentieth century, and it has become a cultural icon. (Criterion 4.1)

*Caves House Group* continues to be used by a variety of groups for significant functions such as weddings, wakes, product launches, and the like which is further evidence of its high social value. Its public nature allows a high degree of public access. Its ready access and aesthetic values make the place a popular tourist destination, further pointing to its iconic value. (Criterion 4.1)

*Caves House Group* contributes to the community's sense of place, as an integral part of Yallingup and the longest standing tourist attraction in the Shire of Busselton, as evidenced by its inclusion in the Municipal Inventory of Heritage Places for the Shire. (Criterion 4.2)

#### **12. DEGREE OF SIGNIFICANCE**

##### **12. 1. RARITY**

*Caves House Group* grounds are significant in that they represent the uncommon fusion between cultivated gardens and a dramatic natural landscape. (Criterion 5.1)

*Caves House Group* its grounds, and setting are significant as substantial evidence of a government policy of developing tourism and recreation facilities in the State in a manner that is no longer practised. (Criterion 5.2)

*Caves House Group* has rarity value as one of a small number of hotels developed by the State, on this occasion though the Caves Board. (Criterion 5.2)

##### **12. 2 REPRESENTATIVENESS**

*Caves House Group* grounds and gardens are representative of Edwardian English Arts and Crafts country house estates with the use of the enhanced 'natural' unassuming landscape to visually anchor the buildings into the site, with broad lawns, banked terraces, specimen trees and planting beds. (Criterion 6.1)

The buildings at *Caves House Group* are fine representative examples of the Federation Filigree, Federation Bungalow style, and the Inter-War Old English style. (Criterion 6.1)

The new *Caves House* (1938-39) is representative of the State developed hotels in Western Australia and was the most ambitious in terms of the scope and standard of accommodation. (Criterion 6.2)

##### **12. 3 CONDITION**

The gardens at *Caves House Group* are well kept and retain their values, though the plantings are not maintained to reflect their historic Edwardian theme. The core buildings that represent the public face of the hotel are maintained to good standards. Elements such as service buildings and staff

accommodation are maintained to basic standards and in some cases are being allowed to deteriorate. The general store and estate agent's office buildings are in poor condition. Garden escapes such as Arum Lily and Castor Oil plants have become a serious threat to the surrounding natural environment. Maintenance is focussed on the public domain and accommodation and is effective in those areas. Overall the place is in fair to good condition.

#### **12.4 INTEGRITY**

The function of many of the outbuildings and some of the interior spaces have changed and the place is no longer a Government owned hotel. However, the place is in use for its original intended purpose. Those places that have been adapted for alternative uses are generally capable of accommodating the uses without further compromising heritage values. The values of the place can be quite readily retained and conserved. Overall *Caves House Group* retains a high degree of integrity.

#### **12.5 AUTHENTICITY**

The authenticity of the elements that make up *Caves House Group* varies from building to building throughout the complex and its grounds. The basic layout of the grounds west of the hotel retains their early layouts and themes. Layouts and plantings around the house have been altered on a number of occasions. The grounds overall retain a moderate degree of authenticity.

All of the minor buildings have been adapted in a variety of ways and retains a moderate degree of authenticity.

The Garden Wing and Winery have been altered fairly substantially and adapted to meet market requirements of the late twentieth century. Their shells retain a moderate to high degree of authenticity and the interiors have been altered and have a moderate to low degree of authenticity.

*Caves House Group* has had a number of minor additions and alterations; however, the exterior and interior have only been effected to a minor extent so that the place retains a moderate to high degree of authenticity.

### **13. SUPPORTING EVIDENCE**

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect. Peter Woodward of Blackwell and Associates provided the physical evidence relating to the landscape setting.

Attached are key sections of the supporting evidence from *Caves House*, Yallingup WA Conservation Plan prepared by Ronald Bodycoat AM LFRAIA, Duncan Stephen & Mercer Architects for Cape Hotels Pty. Ltd.

#### **13.1 DOCUMENTARY EVIDENCE**

*Caves House Group* is a group of buildings comprising a hotel, located on former Reserve 17695, Locations 4421 and 4422, the former being freehold land owned by Cape Hotels Pty. Ltd., and the latter, leasehold Crown land. The place comprises two timber-framed buildings constructed in 1912 in the Federation Filigree and Federation Bungalow styles respectively, and the hotel constructed of brick and tile in 1938-39, in the Inter-War Old English

style.<sup>1</sup> The setting is a culturally modified landscape, with extensive gardens in the immediate vicinity of the buildings.

The place was first called Yallingup Cave Accommodation House, then Cave House Yallingup, and subsequently Caves House. However, all three names were used almost interchangeably at various times in the first half of the twentieth century. In the Documentary Evidence, the place is referred to by the name employed in the respective sources at that period.

In September 1899, the Yallingup Cave was discovered by Edward Dawson, who notified the State Government of his find.<sup>2</sup> The Cave was subsequently opened to the public, with Dawson as guide. The Cave is variously mentioned the Cave or the Caves. The terminology used in the assessment is that used in the source documents.

On 1 December 1900, Frank H. Backhouse applied to the Local Licencing Branch for a Provisional certificate to build 'a commodious Hotel ... in the immediate vicinity of the Yallingup Cave.'<sup>3</sup> The application was rejected as being 'premature'; and a second application in June 1901, was also refused.<sup>4</sup>

In early March 1902, the Government considered the building of an accommodation house to cater for visitors to Yallingup Cave, and the Caves Board discussed the matter.<sup>5</sup> The estimated cost was £2,000 to erect and to furnish the accommodation house.<sup>6</sup> The Board was divided over the issue of whether a licence should be granted near Yallingup Cave, and also regarding the relative merits of a hotel or accommodation house being built by the Government or private enterprise.<sup>7</sup>

On 11 June 1902, tenders were called for the construction of an Accommodation House at Yallingup Caves.<sup>8</sup> The tender of Hough & Donald of Busselton at a cost of £2602/11/9 was accepted, and the contract was signed on 9 July, with 9 October 1902 set as the date for completion.<sup>9</sup> The building was completed on 20 January 1903, at a cost of £2,729/4/9.<sup>10</sup>

In January 1903, Caves Accommodation House, the first Caves House, was opened to the public. It was a two-storey, timber building, with an iron roof.<sup>11</sup> The accommodation included nine single and three double bedrooms, a smoking room, dressing rooms, with toilets and bathrooms.<sup>12</sup> All rooms

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<sup>1</sup> 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) pp. 202-205. 'Brief Historical Notes on Yallingup Caves and ' Battye Library RN 475 (195?)

<sup>2</sup> 'Brief Historical Notes on Yallingup Caves and Caves House., Battye Library RN 475 (195?).

<sup>3</sup> Frank H. Backhouse to the Hon. D. Jamieson, Minister for Lands, Erection of an Hotel near Yallingup (1902), PROWA AN 15/1 Acc. 981 Item 2694/02, 6 March 1902.

<sup>4</sup> Ibid.

<sup>5</sup> Chairman, Caves Board to Under Secretary for Lands, *ibid*, 12 March 1902.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> *Government Gazette* 13 June 1902, p. 2630.

<sup>9</sup> Ibid, 11 July 1902, p. 2981; and PWD Contract Book 1901-1904, PROWA AN 7 Acc. 1124 Item 4, p. 74.

<sup>10</sup> PWD Contract Book 1901-1904, *ibid*.

<sup>11</sup> Bodycoat, Ronald ' Yallingup WA Conservation Plan' Prepared for Cape Hotels Pty. Ltd., September 1996, p. 3.

<sup>12</sup> PWDWA 23258; and Bodycoat, Ronald ' Yallingup WA Conservation Plan' Prepared for Cape Hotels Pty. Ltd., September 1996, p. 3.

were accessed from the internal corridor, and most opened to the exterior.<sup>13</sup>

In early 1904, application for a Wayside House Licence for Cave House, Yallingup, was refused.<sup>14</sup> However, at the next sitting of the Licensing Court a further application was made, with evidence submitted of the 'great increase in the number of visitors to the Caves and Cave House', and the licence was granted.<sup>15</sup> This 'added very materially to the value of the House and also to the convenience of visitors.'<sup>16</sup>

In 1904, additions and improvements were made to Cave House, Yallingup, including Engineer's Quarters, and stables.<sup>17</sup> On 24 February, tenders were called for Yallingup Caves - Engineer's Quarters and Outbuildings; and on 29 March, the tender of T. J. Carrick of Fremantle was accepted at a cost of £643/13/9, with a completion date of 7 June 1904.<sup>18</sup> The work was completed on 24 July 1904, at a cost of £611/10/9.<sup>19</sup>

The stables contained 10 stalls, shelter for five coaches under cover, a feed room etc., and proved an inducement for visitors to extend their stay at the place.<sup>20</sup> Other works implemented included the construction of a verandah around the ground floor of the main building; a storeroom for provisions; a washhouse; and a temporary system of drainage.<sup>21</sup> The immediate grounds were set out, including paths etc.; and fences were erected where necessary, with gates and stiles.<sup>22</sup> The original water service from the creek had been found to be inadequate, and so improvements were made to the water supply.<sup>23</sup> Six 1,000 gallon tanks were installed, and a dam was constructed with the necessary piping and connections to the various buildings, which it was anticipated would be operational in 1905.<sup>24</sup>

The tourist attraction of the caves in the Yallingup and Augusta-Margaret River area was well recognised from the outset, and the Government developed accommodation for visitors to them, with 'Burnside', 'Wallcliffe House', and Cave House all open by December 1904.<sup>25</sup> The location of 'Burnside' and 'Wallcliffe House' was not given and no further information was available. The benefits of good roads from Busselton to Yallingup, and from Yallingup to Margaret River was recognised, and improvements were made in 1904, with the latter road nearing completion in late December.<sup>26</sup>

Early photographs (1904-05) of the Caves Accommodation House show the two-storey timber building with verandahs on all sides, and steps leading from a wide path to the west entrance.<sup>27</sup>

In early 1905, it was decided to lease Cave House, Yallingup, privately and the

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13 Ibid.

14 Caves Board Report for year ending 1904, *Votes and Proceedings of the Legislative Assembly of Western Australia* 1905, Vol. 2, p. 3.

15 Ibid.

16 Ibid.

17 Ibid, pp. 3-4.

18 *Government Gazette* 26 February 1904, p. 621, and 1 April, p. 935; and PWD Contract Book 1904-1905 op. cit., Item 5, p. 52.

19 PWD Contract Book 1904-05, *ibid.*

20 Ibid.

21 Ibid.

22 Ibid.

23 Ibid.

24 Ibid.

25 Ibid.

26 Ibid, p. 5.

27 Battye Library Photographic Collection BA 528/103.

successful tender was that of Mr. A. J. McWhinney, who took up possession of the lease.<sup>28</sup> The Caves Board reported in December 1905, that 'satisfaction has been given to the public and their wants, and the Cave House has now an assured position as the best sanatorium in Western Australia.'<sup>29</sup>

In May 1905, tenders were called for the construction of a billiard room and a tennis court at Yallingup Caves Accommodation House.<sup>30</sup> On 14 June, the tender of Robert Donald of Busselton was accepted at a cost of £496/11/-, to be completed by 11 September 1905.<sup>31</sup> The work was completed on 17 October 1905 at a cost of £492/11/-.<sup>32</sup>

The Caves Board reported on the improvements to Cave House, Yallingup: 'No pains have been spared in endeavouring to bring the House up to date in all requirements, as visitors come from all parts of the world to it.'<sup>33</sup> The billiard room erected at the side of the House, had been 'fitted with one of the best tables and furniture.'<sup>34</sup> The tennis court was constructed in front of the House; and the paths round about the House grounds had been 'taken in hand and cleared and gravelled.'<sup>35</sup> Two 'rustic' bridges had been erected across the creek to connect the upper and lower walks; and seats were being erected throughout the grounds.<sup>36</sup> Improvements had been made to the dam, and the approach to it 'beautified.'<sup>37</sup> 'A large kitchen garden' had been fenced and cleared 'ready for planting with vegetables.'<sup>38</sup> The stable floors and yard were gravelled, and a box drain fitted.<sup>39</sup> It was proposed that Caretaker's Quarters be erected in 1906, for he had been accommodated in the House to date, 'but this is now undesirable owing to the call for room in the House by visitors.'<sup>40</sup>

An area near the House had been cleared and marked out for a cricket ground, with a pitch put down in the centre 'To bring this health resort up to date and in line with those in other States'.<sup>41</sup> The Cave House, the dam, the creek, and the Cave, was fenced in 'with a substantial fence' to prevent damage to flower and kitchen gardens, and pollution of the water.<sup>42</sup>

In 1905, the number of daily visitors increased, so 'it was found necessary to make some preparation for them, and to this end a large picnic ground was fenced in abutting on the road close to the Cave House.' and 'a four-winged fireplace built of stone' was erected, as shown in a photograph in 1905.<sup>43</sup> A water trough for horses with a buggy stand close by were also put up in the picnic ground.<sup>44</sup> Swings and other amusements for young children were being set up in the south part of the picnic ground.<sup>45</sup> A 1905 photograph of

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28 The Caves Board Report, *Votes and Proceedings* op. cit., 1906, p. 5.

29 Ibid.

30 *Government Gazette* 12 May 1905, p. 1176.

31 PWD Contract Book 1904-05 op. cit., p. 321.

32 Ibid.

33 The Caves Board Report, *Votes and Proceedings* op. cit., 1906, p. 5

34 Ibid.

35 Ibid, pp. 5-6.

36 Ibid, p. 6.

37 Ibid.

38 Ibid.

39 Ibid.

40 Ibid.

41 Ibid.

42 Ibid.

43 Ibid.

44 Ibid.

45 Ibid.

the cleared picnic ground shows the horse trough, post and single rail timber fencing around the ground, timber seating, and indigenous trees.<sup>46</sup> Another photograph shows a large painted sign 'Public Camping Ground' at the entrance to the ground from 'the high road', and the gravel approach.<sup>47</sup>

On 15 May 1907, tenders were called for the construction of Caretaker's Quarters at the Yallingup Caves.<sup>48</sup> On 6 July, W. Jilley's tender was accepted at a cost of £294/7/11.<sup>49</sup> The timber-framed building was constructed to accommodate the Caretaker, the Post Office, and the postmistress.<sup>50</sup>

On 30 October 1907, tenders were called for renovations and painting of Yallingup Caves Accommodation House.<sup>51</sup> On 30 November, E. Jewell's tender was accepted at a cost of £328/2/-.<sup>52</sup>

In 1910, the Caves Board was dissolved and the administration of the caves and the associated facilities was transferred to departmental officers.<sup>53</sup> The final report of the Caves Board reported on the progress made at Yallingup in the camping ground where the grubbing out had been continued from 1905-06, and over 100 pine trees had been planted 'in and about the ground.'<sup>54</sup> The main water service to Cave House, quarters, stables, and the grounds had been overhauled and extensions made to the service where required.<sup>55</sup> A back verandah and bathroom had been added to the Engineer's quarters, by the engineer, P. W. Scaffer, who had also painted the exterior of his quarters.<sup>56</sup> The appointment of a new lessee at the Cave House, Mr. Stanley Thompson was reported.<sup>57</sup>

In 1911, Section 87 of the Licensing Act provided the power for the Government to establish State Hotels; and in July 1912, the State Hotels Department was constituted to control State Hotels and Inspection of Liquors.<sup>58</sup> The new department absorbed the functions of the Tourist Bureau.<sup>59</sup> State Hotels thus absorbed the ownership and administration of Yallingup Caves Accommodation House.

On 15 August 1912, tenders were called for Yallingup Caves Accommodation House - Additions.<sup>60</sup> On 4 October 1912, the tender of H. Parker was accepted at a cost of £4,798/17/5.<sup>61</sup> In view of the sum involved, it is probable that the work also included a new accommodation wing, shown on later plans as the bedroom block (the present Garden Wing); however, no plans for the building at this date have been located.<sup>62</sup>

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<sup>46</sup> Ibid.

<sup>47</sup> Ibid.

<sup>48</sup> *Government Gazette* 17 May 1907, p. 1401.

<sup>49</sup> Ibid, 12 July 1907, p. 2358.

<sup>50</sup> Bodycoat, Ronald op. cit., p. 4. Note: Bodycoat gives the date as c. 1904; however, there is no record of such a building in the PWD Contract Book for that period.

<sup>51</sup> Ibid, 1 November 1907.

<sup>52</sup> Ibid, 6 December 1907, p. 3985.

<sup>53</sup> The Caves Board Report 1910, in *Votes and Proceedings* op. cit., 1910-11.

<sup>54</sup> Ibid.

<sup>55</sup> Ibid.

<sup>56</sup> Ibid.

<sup>57</sup> Ibid.

<sup>58</sup> NEGP: Survey of Hotels 1829-1939, Southern Region, 1912-1927, p. 33.

<sup>59</sup> Ibid.

<sup>60</sup> *Government Gazette* 16 August 1912, p. 3867.

<sup>61</sup> Ibid, 11 October 1912, p. 4222.

<sup>62</sup> See PWDWA 23258 (1924) and PWDWA 28640 (1931). Note: There is reference to the installation of electrical works 'in the new wing in 1912', in a memo from the Acting Under Secretary for Works



In September 1912, plans were drawn for additions to Caves House, signed by the Chief Architect, Hillson Beasley.<sup>63</sup> The single storey, timber-framed building was to provide quarters for the manager and staff, and an office.<sup>64</sup> There were eight bedrooms, including the manager's, a living room for the manager, and a bathroom block and public toilets attached to the building at one end.<sup>65</sup> Similar to the Accommodation House, the building had verandahs on all sides, with access to each room.<sup>66</sup>

On 8 February 1917, tenders were called for additions to the Power House at Yallingup.<sup>67</sup> On 12 March, the tender of A. M. Campbell was accepted at a cost of £228/5/-.<sup>68</sup>

On 31 October 1918, tenders were called for Caves House, Yallingup Additions.<sup>69</sup> However, there is no record of the tender being let, or of any works at the place in the period April 1917 to May 1919.<sup>70</sup>

In late 1918, plans were drawn for alterations and additions to Caves House with a saloon bar, a manager's office, and a store to be added at the first floor.<sup>71</sup> New bathroom and toilet facilities were to be added, with gangways joining the buildings.<sup>72</sup> No documentary evidence of the implementation of these plans has been located.

On 13 July 1920, the tender of W. J. Templeton for earthworks at *Caves House* was accepted at a cost of £1,050.<sup>73</sup> The work was completed on 21 October 1920 at a cost of £1,119/7/6.<sup>74</sup>

In September 1920, plans were prepared for a new two storey timber framed building, to be constructed at the south-west of the existing buildings, to provide additional and new facilities at Caves House.<sup>75</sup> It was to be a freestanding building. The additions comprised a large dining room at the ground floor, with adjoining toilets and entry porch at one side from which stairs led to the first floor, and at the other side, servery, kitchen servants' dining room, and stores, and provision for a future children's dining room adjacent to the servants' dining room.<sup>76</sup> At the first floor, was a large recreation hall.<sup>77</sup>

On 30 September 1920, tenders were called for *Caves House, Yallingup - Additions and Alterations*.<sup>78</sup> However, the proposed works were not implemented.<sup>79</sup>

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and Trading Concerns to the Acting Under Secretary, Colonial Secretary's Department, PROWA An 15/1 Acc. 981 Item 8/1917,n.d., early 1920.

63 Yallingup Additions PWDWA 21098, 25 September 1912.

64 Ibid.

65 Ibid.

66 PWDWA 21098, 25 September 1912.

67 *Government Gazette* 9 February 1917, p. 248.

68 Ibid, 16 March 1917, p. 433.

69 Ibid, 1 November 1918, p. 1691.

70 PWD Contract Book April 1917-May 1919, op. cit., Item 13.

71 PWDWA 19735, 1 November 1918.

72 PWDWA 19735, 1 November 1918.

73 *Government Gazette* 6 August 1920, p. 1314.

74 PWD Contract Book 1919-20, op. cit., Item 14, p. 186.

75 PWDWA 21375, 16 September 1920.

76 Ibid.

77 Ibid.

78 *Government Gazette* 1 October 1920, p. 1699.

79 PWD Contract Book 1919-20, op. cit.

In the post World War One period, vigorous attempts were made to promote tourism in Western Australia, both in Australia and overseas, and the caves of the South-West and *Caves House Group* were often featured in the materials produced by the Tourist Bureau. *Caves House Group* became a popular holiday resort, and a destination for honeymooners, a use which was to grow following the building of the new hotel in 1938-39.

On 29 April 1921, Reserve 17695, Class A, 15 acres in area, was gazetted, set apart for the purpose of 'Cave House Site'<sup>80</sup>

PWDWA plan 23258, dated November 1924, shows a two storey timber framed building comprising at the ground floor the guests' dining room; servants' dining room; servery, kitchen and two stores, one for knives etc. and the other for meat; a bar; and verandahs, the section adjacent to the kitchen being enclosed; with food store and cellar at the basement. The first floor comprises nine bedrooms; a writing room; and a drawing room; and verandahs.<sup>81</sup> The main entrance to the building is via stairs to the enclosed verandah and thence through double doors to the dining room, which also has single doors opening to the open verandahs at each side, to the servants' dining room, and to the servery.<sup>82</sup> A billiard room is shown at a short distance from the stairs leading to the main entry.<sup>83</sup> The plan shows proposed alterations to the existing buildings of *Caves House*, with renovation of projecting stairs.<sup>84</sup> The work was not implemented.

Various renovation works were carried out in the period 1926-30; however, details are not generally specified in *Government Gazettes* or the PWD Contract Books, other than alterations to the kitchen (1928-29), the new sitting room (1931) and stairs (1931).<sup>85</sup>

In 1927, plans were drawn for a new timber framed building, comprising two rooms, power house and workshop, which was built at the grounds in 1928, by Lithgo & Ward of North Perth.<sup>86</sup> They were later utilised as a store.<sup>87</sup>

A photograph of *Caves House Group* circa 1928 shows the view of the place from the north-west, with the staff quarters (1912) in the rear ground, the first Accommodation House (1903), the second two storey bedroom block with a covered way linking the two main buildings, and the billiard room.<sup>88</sup> The area in the immediate vicinity is grassed, and stairs lead to the lower ground level, which is thickly vegetated, and at the north-east there are mature pine trees.<sup>89</sup>

In 1930, the billiard room was converted to a lounge.<sup>90</sup>

On 4 December 1930, a fire caused extensive damage to 'the old wing of Cave

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<sup>80</sup> *Government Gazette* 29 April 1921; and Diagram 413A/40 (1966), Land Administration File Reserves National Park Reserve 8428 Sussex Location 4750.9654863, Leeuwin National Park, File 90/2061/E2811.

<sup>81</sup> PWDWA 23258, Alterations to , 26 May 1924; and Bodycoat, Ronald op. cit., p. 5.

<sup>82</sup> Ibid, PWDWA 23258, Alterations to , 26 May 1924.

<sup>83</sup> Ibid.

<sup>84</sup> Ibid.

<sup>85</sup> *Government Gazette* and PWD Contract Books 1926-1930.

<sup>86</sup> PWDWA 25511, 1 December 1927; and PWD Contract Book 1927-29, PROWA AN 7/14 Acc. 1124, Item 18, p. 121.

<sup>87</sup> Bodycoat, Ronald, op. cit., p. 5.

<sup>88</sup> Battye Library Photographic Collection 816B/B96.

<sup>89</sup> Ibid.

<sup>90</sup> *The West Australian* 5 December 1930.

House, Yallingup', estimated at £5,000.<sup>91</sup> It was reported that 'a little more than half the wing comprising the basement, the store-rooms, the dining room, the hall and the staircase, two drawing rooms and six bedrooms' were 'totally destroyed.'<sup>92</sup> A portion of the kitchen, the bar, and several other bedrooms were damaged.<sup>93</sup> To accommodate guests for the peak Christmas season, the new lounge, formerly the billiard room, was furnished as a dining room, and provision was made for a temporary bar.<sup>94</sup>

In March 1931, plans were prepared by the PWD for the conversion of the caretaker's quarters, Post Office and quarters, for use as a tuck shop, with the Post Office continuing to be accommodated in the building.<sup>95</sup> The earlier tuck shop and residence were to be converted to quarters for the engineer.<sup>96</sup> The date of construction of the latter has not been established.

In 1931, a survey of the ground levels and existing buildings at the *Caves House Group*, shows the Accommodation House (1903); Bedroom Block; Staff Quarters, Office and Manager's Quarters, and Latrines (1912); billiard room (1905) and Store; laundry (1904); the concrete floor of the earlier power house; the oval and tennis courts (1905); a garage; the tuck shop; two sheds; a cottage used as the engineer's quarters; the power house (1928); a tank stand.<sup>97</sup> Plans were drawn for a proposed new building at *Caves House Group*. PWDWA 28640, plan of layout, shows the above existing buildings, with the Accommodation House building damaged in the fire of December 1930, the bedroom block, laundry, store and staff quarters, and the proposed new building, and at a distance, tanks, power house, store and post office, and old house.<sup>98</sup> The plans for Yallingup Proposed New Reception, Dining Room, and Recreation Block, drawn by J. W.R. and signed by A. E. Clare, Principal Architect, were not implemented.<sup>99</sup>

In November 1933, plans were drawn by L. J. W., signed by the Principal Architect A. E. Clare, for Yallingup -New Block; however, these plans were also not implemented.<sup>100</sup>

On 17 February 1937, tenders were called for additions to the lavatory block at the *Caves House Group*.<sup>101</sup> On 10 April, the tender of Messrs. Falkingham & Son of Busselton was accepted at a cost of £930.<sup>102</sup> The work was completed on 16 August 1937, at cost of £947/16/6.<sup>103</sup>

By August 1937, the stables and cow shed at the *Caves House Group* had fallen into disuse and disrepair, and it was suggested that the materials be utilised for repair of the bathing sheds before the summer season.<sup>104</sup>

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91 Ibid, and 6 December 1930.

92 Ibid.

93 Ibid.

94 Ibid.

95 PWDWA 27 March 1931; and Bodycoat, Ronald op. cit., p. 4.

96 PWDWA 27 March 1931.

97 Survey Drawing Caves Accommodation House PWDWA 20 March 1931; and Bodycoat, Ronald op. cit., pp. 5-6.

98 Yallingup - Plan of Layout PWDWA 28640 September 1931.

99 Yallingup Proposed New Reception, Dining and Recreation Block PWDWA 28640, 9 September 1931. It is not known why these plans were not implemented.

100 Yallingup New Block PWDWA 28618 13 November 1933. It is not known why these plans were not implemented.

101 *Government Gazette* 19 February 1937, p. 282.

102 Ibid, 21 May 1937, p. 801.

103 PWD Contract Book 1936-39, op. cit., p. 116.

104 Elsegood to Campbell, PROWA AN 15/1 Acc. 981 Item 72/1927, 13 August 1937.

In early 1938, plans were drawn for the new hotel building signed by Principal Government Architect, A. E. Clare.<sup>105</sup> He was assisted by S. B. Cann, whose initials appear on a number of the plans. The new building in the Inter-War Old English style was to be located on the site of the oval, and the plans required the demolition of the earlier buildings (1903 and 1905) at the west of the new building, with the Bedroom Block and Staff Quarters and Office (1912) retained.<sup>106</sup> On 18 March 1938, the tender of R. Donald of Busselton was accepted at a cost of £20,450, for completion by 15 November 1938.<sup>107</sup> Robert Donald, as Hough & Donald, had built the first Accommodation House, and also the 1905 additions, as sole builder.<sup>108</sup>

On 21 May 1938, the foundation stone was laid by the Chief Secretary, the Hon. W. H. Kitson, M.L.C.<sup>109</sup> It reads: 'This stone was laid by the Chief Secretary the Hon. W.H. Kitson, M.L.C., 21 May 1938. T. R. Campbell General Manager A. E. Clare F. R. I. A. Principal Architect R. Donald & Son Contractors.'<sup>110</sup> Building continued through 1938, and it was completed on 31 December 1938, at a cost of £20,721/12/-.<sup>111</sup>

The new two storey *Caves House* was constructed of brick with timber floors, and a tiled roof, with wide verandahs looking over the landscaped gardens to the ocean. The ground floor accommodation comprised reception hall, with staircase to the first floor, dining room, lounge room, recreation room, public and saloon bars, kitchen, stores, and staff rooms.<sup>112</sup> The service rooms were located on the eastern side, at the rear of the building, in a single storey wing built around a central courtyard.<sup>113</sup> The first floor accommodation comprised single and double bedrooms, communal bathrooms, manager's flat, and a writing room.<sup>114</sup> Floors and skirtings, windows, doors, window frames and architraves, counters, joinery, and the main staircase were of jarrah timber.<sup>115</sup> There were elaborate brick fireplaces with etched mirrors above in the formal rooms.<sup>116</sup>

On 15 January 1939, 'The new hotel at Yallingup' was officially opened by the Chief Secretary, W. H. Kitson, in the presence of various visiting dignitaries and a large number of residents of the district as well as guests at the place.<sup>117</sup> It was reported that 'The beautiful surroundings were worthy of such a structure and would go far towards catering for the ever-increasing tourist traffic in the South-West.'<sup>118</sup>

It has not been possible to establish whether the brass memorial tablet located on the wall at the main entrance to the place was mounted there at this date, or at a later time.<sup>119</sup>

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<sup>105</sup> Bodycoat, Ronald op. cit., p. 6.

<sup>106</sup> PWDWA 28517, 1938; and Bodycoat, Ronald op. cit., p. 6.

<sup>107</sup> PWD Contract Book 1936-39, op. cit., p. 222.

<sup>108</sup> *Government Gazettes* 11 July 1902, p. 2981, and 12 May 1905, p. 1176.

<sup>109</sup> *South-West Times* 27 May 1938; and 'Brief Historical Notes on Yallingup Caves and ' op. cit.

<sup>110</sup> Foundation Stone, site visit Robin Chinnery, 18 May 2000.

<sup>111</sup> PWD Contract Book 1936-39, op. cit.

<sup>112</sup> Bodycoat, Ronald op. cit., p. 8.

<sup>113</sup> Ibid; and PWDWA 28157, 1938.

<sup>114</sup> Ibid.

<sup>115</sup> Bodycoat, Ronald op. cit., p. 8.

<sup>116</sup> Ibid.

<sup>117</sup> *The West Australian* 16 January 1939, p. 11.

<sup>118</sup> Ibid.

<sup>119</sup> Site visit Robin Chinnery, 18 May 2000. The memorial tablet commemorates the death of Clarence James Armstrong in the attempted rescue of Oliver Edgar Conduit and Arthur

Circa 1938-39, a single storey timber framed building was constructed in the south-west area of the grounds of *Caves House Group*, to provide quarters for the gardener.<sup>120</sup> 'Yallingup Repairs and Renovations' shows two plans, one for the gardeners' quarters, and one for the men's quarters.<sup>121</sup>

Photographs on display in the public areas of the hotel show the place on 22 February 1939, shortly after the official opening of the new building, and prior to the removal of the Accommodation House (1903) and billiard room (1905).<sup>122</sup>

In August 1939, plans were drawn for the construction of stone steps and banking at *Caves House Group* and the concrete wall with pipe railing to the upper terrace.<sup>123</sup> These plans were implemented, and lamps on pylons were erected at the top level of the steps.<sup>124</sup>

The development of landscaped gardens at *Caves House Group* was progressive from 1903, though little was achieved until 1910. Photographs prior to 1939, as noted above, show lawns in the immediate vicinity of the buildings, the grounds to the west are sparsely planted, with stairs to the different levels, and mostly indigenous species of mature trees, other than the pine trees planted to the north and east, which were mature by 1928. Stone walling, grassed banks and extensive lawns, pathways, flower beds, and various plantings of indigenous and exotic plants, are evident in photographs taken following the opening of the new *Caves House*.<sup>125</sup>

On 20 September 1939, tenders were called for additions and alterations to *Caves House*, comprising new enclosed stairs at the south end of the Bedroom Block, and alterations to the bar and pantry at the south.<sup>126</sup> On 16 October 1939, the tender of R. Falkingham & Son of Busselton was accepted at a cost of £1,450, for completion by 23 December.<sup>127</sup> The work was completed on 5 April 1940, at a cost of £1,625/14/5.<sup>128</sup>

In late 1940, the Bedroom Block of 1912 (the present Garden Wing) was renovated externally and internally by Cumming and Mitchell of Bunbury at a cost of £202/2/6, in time for the peak Christmas season.<sup>129</sup>

On 8 October 1941, tenders were called for external painting at *Caves House*, and the contract was awarded to James W. Nichols & Sons of Perth at a cost of £250.<sup>130</sup> The work was completed on 18 December 1940, at a cost of £263/19/-.<sup>131</sup>

In May 1947, tenders were called for repairs and alterations to *Caves House*.<sup>132</sup>

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Reginald Gillon off Torpedo Rocks on 2 November 1927, and the heroic attempts to rescue of Edward Dawson and others.

<sup>120</sup> PWDWA Alterations, 1947; and Bodycoat, Ronald op. cit., p. 6

<sup>121</sup> Ibid, in Bodycoat, Ronald, op. cit., p. 14.

<sup>122</sup> 22 February 1939, Collection.

<sup>123</sup> PWDWA 29013, 31 August 1939.

<sup>124</sup> Ibid; and Bodycoat, Ronald op. cit., p. 6.

<sup>125</sup> Photographs are available in the 1904-28. They appear in the *Caves Board Reports* between 1904-1906, in *Votes and Proceedings* 1905 and 1906 respectively; Battye Library Collection BA 528/013; 816B/98 Series A; 25033P; and 816/B92-96.

<sup>126</sup> PWDWA 29013, 31 August 1939; and *Government Gazette* 22 September 1939, p. 1681.

<sup>127</sup> PWD Contract Book 1939-45, op. cit., Item 22, p. 3.

<sup>128</sup> Ibid.

<sup>129</sup> PWD Contract Book 1939-45, op. cit., Item 22, p. 135.

<sup>130</sup> *Government Gazette* 10 October 1941; and PWD Contract Book 1939-45 op. cit., p. 216.

<sup>131</sup> Ibid.

<sup>132</sup> *Government Gazette* 9 May 1947, p. 789.

The contract sum suggests that the contract included the hotel and Bedroom Block and possibly other elements. The contract was awarded to R. J. Mitchell of Bunbury at a cost of £3,635 for completion by 24 October.<sup>133</sup> The work was completed on 22 December, at a cost of £3,686/19/7.<sup>134</sup>

In 1951, new public latrines were built at the south-west corner of the main carpark.<sup>135</sup> The building is extant but no longer in use.

In 1957, the State Government disposed of all State owned hotels, other than Yanchep Inn and *Caves House Group*, both of which were located on 'A' Class Reserves.<sup>136</sup> Henceforward, the *Caves House Group* and Yanchep Inn were leased.<sup>137</sup>

From 19 December 1960, *Caves House Group* was leased to Mr. and Mrs. Copley for a period of seven years, during which period the pathway to the beach road was replaced with a new road, and the bowling green and a beer garden were constructed.<sup>138</sup>

In 1960-61, single bedrooms at the ground and first floor levels of the Bedroom Block were converted to passageways opening to the central corridor from the eastern verandah.<sup>139</sup>

In 1965, after the Copleys' experienced financial difficulties, the Government agreed to waive rental for the remaining period of the lease of *Caves House Group*, in return for the surrender of the lessees' option for renewal of the lease. It was determined at this time to dispose of the place by public sale.<sup>140</sup> The *Caves House Disposal Act, 1965*, excised 10 acres of the reserve to facilitate the sale of *Caves House Group*.<sup>141</sup> A plan of the place shows the place in November 1965, comprised *Caves House Hotel*, Guest Rooms (the Garden Wing), Staff Quarters, Boiler Room, Work Shed, House, Store and Post Office, Work Shed, tennis courts, bowling green, bowls pavilion, and temporary accommodation at the south-west.<sup>142</sup> On 26 February 1966, tenders were advertised for the freehold purchase of *Caves House Group*, with an adjoining are of 21 acres available for lease.<sup>143</sup>

In 1965, the Copleys' lease of *Caves House Group* expired, and the State Government disposed of the place by public sale.<sup>144</sup>

On 23 January 1968, Sussex Location 4421, nine acres three roods and 35 perches was granted to Norman Henry Emmott and Horace Leonard Emmott of Nedlands, formerly farmers in the Wongan Hills, Ballidu region,

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<sup>133</sup> PWD Contract Book 1945-48, op. cit. Item 23, p. 187.

<sup>134</sup> Ibid.

<sup>135</sup> PWDWA 30 July 1951; and Bodycoat, Ronald op. cit., p. 6.

<sup>136</sup> Bodycoat, Ronald op. cit., p. 7.

<sup>137</sup> Bodycoat, Ronald op. cit., p. 7.

<sup>138</sup> Bodycoat, Ronald op. cit., p. 7.

<sup>139</sup> Bodycoat, Ronald op. cit., p. 7.

<sup>140</sup> Circular to Ministers from Premier's Department, Land Administration Reserves Caves Reserve 17965 Sussex Location 360 Yallingup Shire of Busselton, File 12264/1900/01, 27 October 1966.10 August 1965.

<sup>141</sup> Cancellation of Class "A" Reserve No. 17965, at Yallingup, Land Administration Reserves Caves Reserve 17965 Sussex Location 360 Yallingup Shire of Busselton, File 12264/1900/01, 27 October 1966.

<sup>142</sup> Plan of Improvements Sussex Location 360 ^17695, Land Administration Reserves Caves Reserve 17965 Sussex Location 360 Yallingup Shire of Busselton, File 12264/1900/01, November 1965.

<sup>143</sup> *The West Australian* 26 February 1966.

<sup>144</sup> Bodycoat, Ronald op. cit., p. 7.

and they became the registered proprietors on 25 January.<sup>145</sup>

On 9 January 1973, Sussex Location 4421 was transferred to Casemara Pty. Ltd.<sup>146</sup>

On 14 February 1977, Sussex Location 4421 was transferred to Emmott Nominees.<sup>147</sup>

On 6 January 1988, Sussex Location 4421 was sold to Corry Pty. Ltd. for the sum of \$2.5 million.<sup>148</sup> The new owners set about up-grading and re-furbishing *Caves House Group*, beginning with a new garden bar, extension of the gardens, and cutting back the road in early 1988, at a cost of \$160,000.<sup>149</sup> It was planned to spend a further \$100,000 on improving the sporting facilities, and restoration of the earlier buildings, including conversion of the staff quarters into 10 accommodation units.<sup>150</sup>

On 14 March 1988, Special Lease 3116/9954, being Sussex Location 4422, 7.9217 hectares in area, was granted to Corry Pty. Ltd. at a yearly rental of \$7,800, for the special purpose of a caravan park.<sup>151</sup> On 30 July 1990, per application E413602, the correct name of the registered proprietor was Cape Hotels Pty. Ltd.<sup>152</sup> On the same date, the Certificate of Title for Sussex Location 4421, per Application E413602, recorded the correct name and address of the registered proprietor as Cape Hotels Pty. Ltd.<sup>153</sup>

In August 1993, *Caves House Group* was assessed by the National Trust of Australia (W. A.), and subsequently classified on 6 September 1993.<sup>154</sup>

In 1994, Cape Hotels Pty. Ltd. re-furbished the building known as the Garden Annexe, originally the Bedroom Block, and renamed it the Garden Wing.<sup>155</sup> The Garden Wing has proved popular accommodation since its refurbishment.

In addition to those alterations mentioned above, other works included removal of the bathroom and toilet accommodation on the east side of the Bedroom Block; removal of water tanks; changes to the details of the balustrades of the verandahs; replacement of the timber floored verandah at the ground floor with brick paving; removal of brick fireplaces and chimneys; replacement of the corrugated iron roof with Colorbond corrugated zincalume sheeting; conversion of the dressing rooms to dormitory accommodation; replacement of timber window frames with aluminium, and replacement of fly-screen doors to the verandahs; 'modernisation' of some of the original door and window openings at each level at the south-east corner of the building; and the up-grading of services and internal fittings.<sup>156</sup>

Alterations to the hotel building (1938-39) in the period from 1960 to 1996 included, at the first floor, incorporation of the ironing room into the

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<sup>145</sup> Certificate of Title Sussex Location 4421 Vol. 1317 Fol. 796, 23 and 25 January 1968.

<sup>146</sup> Certificate of Title Sussex Location 4421 Vol. 1317 Fol. 796, Transfer A612863, 9 January 1973.

<sup>147</sup> Certificate of Title Sussex Location 4421 Vol. 1317 Fol. 796, Transfer B290251, 14 February 1977.

<sup>148</sup> Certificate of Title Sussex Location 4421 Vol. 1317 Fol. 796, Transfer D643879, 6 January 1988; and *The West Australian* 10 February 1988, p. 4.

<sup>149</sup> *The West Australian* *ibid.*

<sup>150</sup> *Ibid.*

<sup>151</sup> Special Lease 3116/9954, being Sussex Location 4421, C.L. 73/1988, 14 March 1988.

<sup>152</sup> *Ibid.*, 30 July 1990.

<sup>153</sup> Certificate of Title Sussex Location 4421 Vol. 1317 Fol. 796, Application E413602, 30 July 1990.

<sup>154</sup> Hotel, National Trust of Australia (W. A.), 6 September 1993.

<sup>155</sup> Bodycoat, Ronald *op. cit.*, p. 7.

<sup>156</sup> *Ibid.*, pp. 3-4, and p. 7.

manager's flat, which was in turn converted for use as hotel offices; conversion of the tea room to an ironing room; painting of the timber work; conversion of the writing room to a bedroom suite, the Injidup Suite; and the insertion of ensuite bathrooms at the ends of the verandah.<sup>157</sup> At the ground floor, works included enlargement of the bar and refurbishment of the public bar; a new entry porch 'generally in character with the original'; minor alterations to the service rooms and kitchen; installation of air conditioning plant to some rooms at the ground floor; removal of water tanks from the central courtyard.<sup>158</sup>

In 1996, Cape Hotels Pty. Ltd. extensively refurbished the original Staff Quarters (1912), up grading it to provide additional hotel accommodation, and re-named the building the Winery.<sup>159</sup> As part of these works, the toilet block at the west was refurbished, and the public toilets converted to laundry use, 'prior to the whole service block being recently removed.'<sup>160</sup> Bodycoat (1996) notes the timber floors of the verandahs had been replaced with concrete; however, he does not record whether the replacement was part of the 1996 works.<sup>161</sup>

In 1996, Cape Hotels Pty. Ltd. submitted plans to the Shire of Busselton for the re-development of *Caves House Group*. The Shire required that a conservation plan of the place be prepared prior to the issue of Planning Consent.<sup>162</sup> In July 1996, Ronald Bodycoat of Duncan Stephen & Mercer Architects was commissioned by Cape Hotels Pty. Ltd. to prepare a conservation plan for *Caves House Group*.<sup>163</sup> The plan was completed in September 1996, at which date the main hotel building was in sound condition, but 'in need of refurbishment to up-grade the first floor bedrooms, to provide a new, more accessible public entrance facility and to enhance the non-residential elements of the Hotel.'<sup>164</sup> The proposed re-development was not implemented.

In 1996, the former caretaker's house, and post office, which was converted to the tuck shop and post office in 1931, was in use as the General Store.<sup>165</sup> The former engineer's quarters, was in use as the Hotel Manager's residence.<sup>166</sup> The power house and workshop building (1928) was leased as a Real Estate Office.<sup>167</sup> The bedroom block was in use as the Garden Wing.<sup>168</sup> The staff quarters and office (1912) were in use as hotel accommodation, renamed The Winery.<sup>169</sup> In c. 1996, the female toilets that form part of the main building were altered and extended using matching bricks.<sup>170</sup>

In 1996, *Caves House Group* was included in the Shire of Busselton Municipal

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157 Ibid, pp. 8-9.

158 Ibid.

159 Ibid, p. 7.

160 Ibid, p. 9.

161 Ibid.

162 Bodycoat, Ronald op. cit., p. 1.

163 Bodycoat, Ronald op. cit., p. 1.

164 Bodycoat, Ronald op. cit., p. 1.

165 Bodycoat, Ronald op. cit., p. 4.

166 Ibid.

167 Ibid, p. 5.

168 Ibid, p. 3.

169 Ibid, p. 4.

170 Letter to HCWA from Derek R. Gascoine, Director of Cape Hotels Pty Ltd, dated 7 August 2000.



Inventory.<sup>171</sup>

On 10 June 1997, the Crown Lease on Sussex Locations 5115 and 5116 was cancelled.<sup>172</sup> On 16 June 1997, Sussex Locations 5115 and 5116, 4.5254 hectares in area, were transferred to Cape Hotels Pty. Ltd. for the sum of \$1,040,000.<sup>173</sup> The transfer proved contentious, and the matter has been referred to the Crown Solicitor.<sup>174</sup>

In 2000, the *Caves House Group* continues in use as an hotel, with the uses of 1996 continuing. The former gardeners' and men's quarters are in use as staff accommodation.

## 13.2 PHYSICAL EVIDENCE

*Caves House Group* is a group of buildings comprising a hotel, located on Reserve 17695, Locations 4421 and 4422, the former being freehold land owned by Cape Hotels Pty. Ltd., and the latter, leasehold Crown land. The place comprises two timber-framed buildings constructed c.1912 in the Federation Filigree style and Federation bungalow style respectively, and the hotel constructed of brick and tile in 1938-39, in the Inter-War Old English style.<sup>175</sup> There are various other framed construction structures in a variety of simple utilitarian styles arranged around the site, mainly in the modified bushland areas. The setting is a culturally modified landscape, with extensive gardens in the immediate vicinity of the buildings.

### Siting

The main buildings are located slightly below the highest point of a hill at the end of Caves Road and are arranged around the entrance road and the contours to permit views down the valley that opens to a vista of the sea at Yallingup. The views are framed by the developed gardens around western slopes of the site that terrace down from the hotel to the valley walk, the cliffs and natural landscape to the north of the valley and the natural landscape on steeply sloping ground to the south.

The main buildings are arranged along the extension of Caves Road and the circulation route that once made up a driveway around the entrance to *Caves House*. There are a number of other buildings scattered around the site in the remnant bushland, together with tennis courts, and bowling green. The original 1903 building that was destroyed by fire has been completely removed and there is no above ground evidence of this structure.

### Gardens

The character of the grounds to the *Caves House Group* is one of a sheltered manicured garden landscape within a dramatically rugged coastal bushland setting. This is further enhanced by the distant vistas of the sea.

The gardens essentially lie within the valley that falls in a north-westerly direction towards Yallingup beach. At the base of each valley side is

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<sup>171</sup> Hocking Planning and Architecture Pty. Ltd. Busselton Municipal Heritage Inventory, place no. 077.

<sup>172</sup> Crown Land Record Sussex Locations 5115 and 5116, Register Vol. 3109 Fols. 493 and 494 respectively, 10 June 1997.

<sup>173</sup> Crown Grant Sussex Locations 5115 and 5116, CT 2106 Fol. 133, 16 June 1997.

<sup>174</sup> At the time of writing the file was located in the Crown Solicitor's office.

<sup>175</sup> 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) pp. 202-205. 'Brief Historical Notes on Yallingup Caves and ' Battye Library RN 475 (195?)

Yallingup brook, a minor watercourse, which frames the lawns and allows for the transition to rugged bush beyond. The picturesque qualities that this imparts to the grounds are enhanced by exposed sections of limestone cliffs to the valley sides crowned with the sculptural forms of the cliff-top Rottneest Island Ti trees (*Melaleuca lanceolata*).

The gardens are composed of a series of terraced lawns, stepping from to the valley floor. The formality of the upper Edwardian terracing and bowling green (former croquet lawn) gives way to more informal 'natural' lawns as the garden progresses down the valley, terminating in a poorly presented track to the beach. The lawns consist of a *Kikuyu* sward, which appears to be healthy and thriving even in shadier sections. Informal tree planting features in all terraces, but is not a feature of the croquet lawn and valley floor. Whilst a number of indigenous trees are used such as Peppermint or Lace Trees (*Agonis flexuosa*), Marri or Red Gum (*Eucalyptus calophylla*) and Red Flowering Gum (*Eucalyptus ficifolia*), the majority of specimen trees are of NSW and QLD origin. These include Lemon Scented Gum (*Eucalyptus citriodora*), Spotted Gum (*Eucalyptus maculata*), Lilly Pilly (*Acmena smithii*), Jacaranda (*Melia azederach*), Turpentine Tree (*Syncarpia glomulifera*), *Pittosporum undulatum*, Coral Tree (*Erythrina syksii*), and Bangalay (*Eucalyptus botriodes*). Whilst most of the trees appear to be in reasonable health, many display the results of poor tree management practices, such as lopping, which is to the detriment of their appearance and potential longevity. Generally, these trees have been planted in groves of the same species. There are a number of specimen plants, which add an exotic Mediterranean character closer to the buildings. These exotics include Dragon Trees (*Dracena draco*), Kentia palms and *Thuja orientalia*.

Clipped *Leptospermum lavigatum* form successful hedging to edges of planting beds on the upper terraces and to the south of the house, with *Hibiscus* 'Apple Blossom' forming looser enclosure around the more peripheral areas such as to the south of the croquet lawn. Little of the existing bedding planting appears to have been planted at a similar time to the bulk of the trees and hedging. However, some Coprosma, Magnolias and Jasmines have achieved maturity and the row of Cannas to the edge of the first terrace, are possibly a remnant of the original or early planting.

The majority of the hard landscape works have been undertaken in a utilitarian fashion that is not in keeping with the setting, such as the water pipe railing, bituminised paths and concrete steps. However, the use of lateritic walling for the terracing, which appears to date back to the same time as the earlier planting, is in keeping with the appearance and character of the garden.

### **Relationship of the Buildings on the Site**

The first buildings to be seen on approaching the site are those associated with the caravan park on the south of Caves Road, together with the Estate Agents Office (fmr. Power House 1928) on the north of the road. To their west lie the General Store, and the south-west the tennis courts, and next in the sequence of progression down the slope of Caves Road is the Manager's House and the Beer Garden. The driveway is lined with recently planted poplars. To the north and west of the Manager's House there is a gravelled works area in which the workshop garage is located and the redundant Boiler House. The vista at the end of the drive is dominated by the large bulk and richly articulated roofscape hotel built in 1938-39. The path of the former entrance driveway extends around the perimeter of hotel building, with steps leading off the driveway terrace to the terraced gardens below. To the north

of the path is the earliest remaining fragment of the pre-World War One buildings, the Bedroom Block of 1912, now referred to as the Garden Wing, and further around the drive to the north, the Winery, the former staff quarters of 1912.

Minor structures are extant to the west and south west of the main group of buildings. These are structures associated with the Beer Garden, Toilets associated with the tennis court, a variety of sheds and staff quarters from the area of the bowling green and beyond to the remnant bushland. Other structures include lyches associated with paths, garden sheds, well covers, and storage sheds.

#### **Manager's House (Tuck Shop n.d.)**

The Manager's House is located just off Caves Road to its north and is set in a lawned garden with a perimeter fence of chainlink and super-six fencing. To its east there are several mature trees including a Jacaranda, Flame Tree or Coral Tree, and a Peppermint Tree, and there is a hibiscus hedge across the front of the garden. The house is a rectangular plan building in the Federation Bungalow style, with a full width front verandah constructed in timber framing with a Decramastic clad hipped and lean-to roof and colonial profile gutters. The walls are clad fibro cement. The lean-to roofed verandah has been completely enclosed with shade cloth. All windows are sliding aluminium sashes, replacing the original timber joinery.

The interior is planned around main living room and central corridor, with rooms arranged along both sides of the corridor.

The exterior has been modified with the replacement of the corrugated iron roof and of all the timber windows by aluminium windows. The interior has been upgraded. In outward appearance, the place bears some resemblance to its planned intent in its basic geometry, general presentation and its roofscape.

The Manager's House is generally in fair condition.

#### **Staff House (Gardener's Quarters n.d.)**

The former Gardener's Quarters is located just off Yallingup Road to its north and is set in the remains of a lawned garden, with a part of the garden fenced with a super-six fence along the eastern side of the house. The general setting around the house is a coppice of Peppermint Trees with infestations of Arum Lily. The house is an irregular rectangular plan building in the Federation Bungalow style, with a three quarter width front verandah and small rear verandah. It is constructed in timber framing with a custom orb hipped and lean-to roof and colonial profile gutters. The walls are clad painted jarrah weatherboard. All windows are two pane double-hung sashes.

The interior is planned around living room and bedroom under the main section of the roof, with the kitchen, vestibule and bathroom under the rear lean-to roofed part of the house, and a further bedroom accessible off the verandah being a later addition to the verandah.

Apart from the addition bedroom infilling part of the front verandah as indicated on the 1947 drawings, there appears to have been little external change to the cottage. In outward appearance, the place retains its authenticity.

The former Gardener's Cottage is generally in fair condition.

### **Staff House (Men's Quarters n.d.)**

The former Men's Quarters is located just off Yallingup Road to its north, and west of the former Gardener's Quarters. The general setting around the house is a coppice of Peppermint Trees with infestations of Arum Lily. The house is a rectangular plan building in the Federation Bungalow style, with a full width front verandah. The former side verandahs have been filled in to provide additional accommodation. It is constructed in timber framing with a custom orb hipped and lean-to roof and colonial profile gutters. The walls are clad painted jarrah weatherboard. Most windows are two pane double-hung sashes.

The interior was planned around a series of rooms accessible only from the verandahs and this arrangement has been modified to make what was essentially in the form of a barracks into a dwelling.

Apart from the infilling part of the front verandah as indicated on the 1947 drawings and the later infilling of the north-eastern section of the eastern verandah, the place retains its essential elements and qualities. In outward appearance, the place retains a moderate degree of authenticity.

The former Men's Quarters is generally in fair condition.

### **Tennis Court (1905)**

The tennis court was originally constructed in 1905 and is indicated on later surveys as being opposite the Store. The present tennis courts would appear to be located on or very near the original location. Though the original courts were gravel, the present courts are concrete with an all weather surface. The perimeter is fenced with black plastic coated chainlink fencing, though the eastern section of the fence has been damaged and partly removed. The siting and banking around the tennis courts appears to be authentic.

### **Andy's Store (former Caretaker's House and Post Office, 1907)**

The former Caretaker's House and Post Office is located just off Caves Road to its north, between the Estate Agent's Office and the Manager's house. It is set in a bitumenised area with parking and circulation for cars around its east and south side. There is an undeveloped garden area to the rear of the house and a timber framed garage adjacent to the rear of the store. The front area is a forecourt for parking and for access to the petrol pumps. There are two telephone booths on the south-west corner.

To its west there are several mature trees including some Flame Trees, or Coral Trees. A row of Poplars has been planted recently between the forecourt and the road.

The building has a rectangular plan and is designed in the Federation Bungalow Style. The full width front verandah has been filled in to become part of the shop's sales area, and a paved terrace added to the front of this section to provide a seating area. The main accommodation is located under the hipped roof and ancillary accommodation under low-pitched lean to roofing. The roof is clad with custom orb sheeting and the walls with flat fibrous cement. The original timber windows are in place in the original sections of the building and the new sections have aluminium windows.

The original planning has been modified on several occasions and the whole of the front of the building turned over to the shop function, though the post office function indicated on the 1931 drawings remains in place in the south-east corner of the building. The original lounge and bedroom are now part of the kitchen and shop functions. The interiors have timber floors and

plasterboard lined walls and ceilings and all of these finishes are in very poor condition.

The exterior has been modified on a number of occasions. In outward appearance, the place bears some resemblance to its planned intent in its basic geometry, general presentation and its roofscape. The functions are quite different to those originally planned.

The former Caretaker's House and Post Office is generally in fair to poor condition.

### **Camping Ground (former Picnic Ground 1905)**

The picnic ground was developed in 1905 and was soon to include provision for camping. The camping ground is mentioned in the 1910 reports as having been upgraded, and it was noted that 100 pine trees had been planted. The Camping Ground is located south of Caves Road and has been formalised in recent times. There is a bitumen paved access road from Yallingup Road, leading into the developed area comprising brick walled and Colorbond custom orb roofed office, recreation and amenities buildings, together with children's playground.

The area is generally lawned and many of the 100 pines planted in 1910 are still extant and these include Stone Pines and Monterey Pines. The trees are in need of care and an arboricultural report should precede any work.

### **Garden Wing (Accommodation Wing 1912).**

The Garden Wing is located to the north of the present and is set below the terrace on which it is sited. It is sited on a lower terrace some three metres below the hotel building (1938-39) terrace, with its first floor level at approximately the same level as the upper terrace. The Garden Wing is a two storey, long rectangular plan building in the Federation Filigree style, with a perimeter two storey verandah constructed in timber framing with a Colorbond custom orb gambrel style roof. The walls are clad in weatherboard, the ground floor verandah paved in brick, and the upper verandahs constructed of timber, with fibro cement lined soffits. The laundry and stair section to the south of the main building is a later addition of similar construction to the original building. The windows and doors are all replacement joinery in the idiom of the 1970s, and the flywire doors a recent addition.

The interior is planned around a central corridor, with rooms arranged along both sides facing off to the north west and south east. The rooms have modern fixtures and fittings.

The exterior has been modified in a number of ways through repair strategies and to improve access, with new stairs to the north east, south east and south west. The overall impression is of a place that is very similar to its original plans.

Most elements of the Garden Wing are well maintained and in good condition.

### **The Winery (former Staff Quarters 1912)**

The former Staff Quarters is located to the north-east of the present and is elevated slightly above it, with views from its terrace down into the valley below. The former Staff Quarters is set in a lawned garden with a number of mature trees, some of which may be remnant vegetation. There is a recent close-boarded gothic picket timber fence around the front and sides of the building to give a sense of enclosure.

The former Staff Quarters is a single storey, long rectangular plan building in the Federation Bungalow style, with a perimeter verandah constructed in timber framing, with a concrete block paved floor. It has a Colorbond custom orb gambrel style roof. The walls are clad in weatherboard. The windows are two pane double hung sashes and doors four-panel timber pattern with hopper lights over.

The original plan indicates a series of back to back rooms down the length of the building with access only from the verandahs. In adapting these rooms, the intervening walls separating north and south rooms have been removed and the access confined to the north western verandah. As part of the adaptation, the floors have been conserved, but otherwise all finishes and fittings are new. The rooms are divided, with the sleeping accommodation on the northern side and the spa bathrooms on the southern side, with a glazed screen separating the two sides.

The exterior has been modified to a limited extent to suit the new use. The overall visual impression is that the place similar to its original concept.

The former Staff Quarters is well maintained and in good condition.

#### **Estate Agent's Office (former Power House 1928)**

This was a replacement power house, according to the documentary evidence. The former power house is located to the north of Caves Road and is the first building encountered on entering the precinct. It is a distinctive entry element.

The former Power House is located on the edge of a car park area, with only a small landscape buffer between the south face of the building and Caves Road.

The former Power House is a single storey, rectangular plan building with a gabled roof and louvred vents located in each of the gables. It has a Colorbond custom orb roof with sheerline gutters. The lower walls of the main space are constructed of rendered brickwork up to window sill height and the upper walls are timber framed, clad in weatherboard. The windows are three-pane double-hung sashes with two pane hoppers over them. Doors are framed and boarded, and the western elevation has a large pair of double doors that are no longer in use.

The original plan indicates two rooms with the larger space to the north being the power house and a smaller space to the south being the workshop. This plan is still discernible, though additional openings have been made between the two spaces. A small amenities space has also been added to the eastern side of the building in a lean-to structure.

The floor is made of concrete and the walls and ceiling are lined with plasterboard and cover battens. The interior is fitted out as an office.

The exterior has been modified in a number of minor ways including the lean to addition to the north and an awning over the windows to the west. The additional elements are in sympathy with the original building so that the overall impression is similar to its original plans.

The former Power House is not well maintained and in fair to poor condition.

#### **Caves House Hotel Building (1938-39)**

The main hotel building is the focus of the site and is its largest built feature. It is located on a terrace overlooking the alignment of the valley that leads down to the sea and was planned to take advantage of the exceptional

framed views. At the time of its construction, there must have been views from the terrace itself and verandahs at both levels. However, with the maturing landscape, some of these views have been lost altogether and others framed by the maturing Ficus trees in the gardens below.

The 1931 PWD survey plan indicates an oval in the location of the present hotel building. The building was sited to take advantage of these earthworks and the views to the west. An existing terrace between the oval and the Garden Wing Terrace was formalised and a driveway constructed to lead around to the front of the building.

The main hotel building is designed in the Inter-War Old English style. It is a two-storey building with a complex, steeply pitched, Marseilles pattern tile clad hip and gable roof. Tall tapered random rubble stone chimneys add to the complexity of the roof geometry, which is one of the more significant aspects of the design of the place. The stone appears to be identical to the stone that is found in the lower gardens. The walls are constructed in stretcher bond brickwork up to the level of the first floor windowsills and then rendered for the remainder of their height. Windows are generally four and six-pane double hung sashes. The irregular plan form, powerful chimney and roof shapes make the minor elevations complex, providing strong visual interest.

The western elevation, which is the front of the building, employs additional devices to reinforce its importance and to allow the western outlook to be enjoyed. The former driveway has been removed and replaced with concrete block paths and a grassed terrace. Nevertheless, this remains the main point of entry. The ground floor is set some 1.5 metres above the garden terrace and is accessible by way of a broad flight of steps with random rubble tone balustrades. There is a broad terrace at the top of the flight, and this is enclosed on the western side by a random rubble balustrade wall. Massive tapered stone piers and pairs of timber stub stanchions carry the first floor verandah above. The first floor verandah is of timber construction, with timber clad bell-house shaped balustrade walls, and timber handrails. Timber clad piers are topped with pairs of timber stanchions, which carry the verandah roof structure. Small pane glazed doors provide access to the terrace and the verandahs.

The ground floor comprises the centrally located main entrance and reception area, dining room to the north, lounge to the west, the former recreation room to the south, and saloon and public bars to the south-west.

The reception area has timber floors, which are carpeted over. The walls are finished with textured plaster with stepped profiled skirtings. The ceilings are coffered, encasing the steels to the first floors level and the ceiling decorative treatments use Art Deco devices. The main stair lines up directly with the entrance doors and this element is made of timber construction with timber balustrades and dados. The timber balustrade is topped with a distinct chrome finished handrail. There is a low timber construction reception desk, a purpose built telephone booth, and the lobby contains some of the original lobby chairs. There is a ladies toilet adjacent to the main stair and this room retains its original finishes, even though the layout has been modified, and fittings replaced.

The dining room is the largest space in the main hotel building, and it has a timber construction floor, which is partly carpeted over with a loose carpet square. The walls are finished with textured plaster with stepped profiled skirtings. At the northern end of the room there is a very large open fire and

chimney breast which occupy about a third of the length of the wall, and there is an etched mirror set over the mantle. Sconce lights flank the mirror and suspended glass bowl fittings provide general lighting to the room. The expansive ceilings are coffered, encasing the steels to the floors above and the ceiling decorative treatments use Art Deco devices. There is a cabinet screen to obstruct the view to the kitchen replacing the original screen indicated on the drawings. Pairs of small paned glazed doors provide access to the adjacent terrace. The dining chairs are the original chairs, but the tables are replacement material.

The front lounge is similar to the dining room, though a scaled down version of it. It has a timber floor, which is carpeted over. The walls are finished with textured plaster with stepped profiled skirtings. At the southern end of the room there is a very large open fire and chimney breast which occupy about a third of the length of the wall, and there is an etched mirror set over the mantle. There are firewood storage boxes either side of the firebox. Sconce lights flank the mirror and suspended glass bowl fittings provide general lighting to the room. The ceilings are coffered, encasing the steels to the first floor and the ceiling decorative treatments use Art Deco devices. Some of the chairs are the original chairs. There is a very good collection of historic photographs displayed in the room.

The former recreation room has been converted into an informal lounge and dining area and is similar to the dining room and lounge. A small bar has been introduced into the room, but otherwise it remains as it was built. The furniture is all replacement material. There is a very good collection of historic photographs displayed in the room.

All etched mirrors are part of the original fabric.

The saloon bar retains its original plan form and timber construction bar, set over a terrazzo plinth. The southern wall of the bar has been removed and the bar extended to the south. Though original decorative treatments remain, a modern timber dado has been added and extended though the new section of the room.

Similarly the public bar retains its original plan form, with an extension to the south. The fittings have been changed on a number of occasions.

The non-public areas of the ground floor have been periodically up graded, but the basic plan form has altered little. The standard of design and workmanship of the original fabric is very high and has proved very durable.

The first floor is arranged around a 'U' shaped plan, with bedrooms and bathrooms arranged on both sides of the corridors. The corridors retain their original plan and detail, with their carpeted timber floors, stepped varnished skirtings, textured plaster walls stepped picture rails, and Art Deco style cornices. The original plan of the upper floor comprised single and double bedrooms, communal bathrooms, manager's flat, and a writing room. The accommodation now comprises twin bedrooms, double bedrooms, a suite, and an office for the management. Two rooms have ensuite bathrooms, which have been achieved by infilling sections of the verandah. The form of accommodation in many instances does not meet current market requirements.

The original writing room on the west face of the building has been joined with the adjacent room to the south to form the Injidup Suite, with an ensuite bathroom constructed on the south end of the verandah. Despite these changes, the rooms retain much of their original fabric. The original corner



fireplace and mirror remain intact.

A feature is the common bathrooms, which retain most of their original details, including terrazzo floors, terrazzo floor coves, polychromatic wall tiles, partitions, and ventilated plasterboard ceilings. The majority of fittings have been replaced.

The place is generally well maintained and retains a very high degree of its original fabric.

### **Public Toilets (1951)**

The earlier public car park to the south of the tennis courts is no longer in use. It is bitumen paved and in poor condition. The toilets are located at the southern end of the car park and are constructed in brickwork with a corrugated iron roof. The openings are boarded up and toilets are no longer in service.

### **Bowling Green and Beer Garden (1957 and 1980s)**

According to Bodycoat, an earlier croquet lawn was converted to a bowling green in the area to the south of the hotel and west of the tennis courts. The bowling green consists of a rectangular bowling panel with deep gullies all round. The eastern and northern sides are banked away from the green and the western and southern sides fall steeply away from it. The western side has a painted steel pipe handrail along its length.

To the south of the green there is a small rectangular plan cottage that is was the former bowling clubhouse. It is set in its own garden, high above the level of the bowling green. The building has a low pitch zincalume custom orb profile roof, colonial profile gutters, and the timber framed walls are clad with asbestos cement. The windows are a combination of fixed lights and metal framed louvres. The construction is characteristic of the late 1950s. The place is in fair condition.

The Beer Garden is a terraced and paved area, finished with concrete block pavings. There are several Peppermint Trees and some Oleanders in the Beer Garden. There is timber construction garden furniture scattered around the area. An outdoor bar and barbecue area have been constructed along the eastern side of the Beer Garden. The bar is constructed in face brickwork and green Colorbond custom orb roof.

### **Miscellaneous Undocumented Structures**

There are many minor structures that do not appear in the documentary evidence, or are not sufficiently described in the various reports for precise dates of construction to be established. They include sheds, a boiler house, garden stores, pump houses, lyches, and the like. These are described briefly below.

#### **Work Shed**

Immediately adjacent to the Manager's House, this is a double garage in timber-framed construction with roller doors and a concrete floor. This building functions as a work shed for maintenance work.

#### **Summerhouse**

Located near the work shed and just above the drive to behind a Ti-Tree hedge, this is a small octagonal building in timber construction with a pitched roof that has been re-roofed in shade cloth. It has an earth floor, lower walls of painted jarrah weatherboard, and diagonal lattice upper walls. It is in poor condition and is in use as garden storage.

## Boiler House

The Boiler House is sited above Cave House driveway, to its east, and is partly concealed by the Ti-tree hedge also. It is a tall timber framed structure with a corrugated iron roof. The main element, the boiler house section, has a hipped roof and the eastern or lower section, a lean-to roof. The flue to the boiler has been removed, leaving a hole in the roof. The walls are clad with flat asbestos cement sheeting with cover battens over the joints. The upper walls are perforated to provide ventilation. Though it is a utility building, the Boiler House provides visual interest to the collection of buildings.

There is a concrete pad to the west of the Boiler House, and this may have been a platform for a water tank.

The interior of the Boiler house is made up of the main boiler room and an ancillary store. The interior is unlined and the main boiler remains in place. The room is kept locked and remains unused, because of the asbestos lagging associated with the boiler.

## Garden Sheds

West of the bowling green there are two rectangular plan garden sheds, and another shed is also located in the lower garden. These sheds are of timber framed construction with either corrugated iron or corrugated asbestos cement sheet roofs. Most are in fair condition and remain in use.

## Underground Tank

There is a large underground water storage tank on the middle terrace west of Caves House, with a corrugated iron clad roof.

### 13.3 COMPARATIVE INFORMATION

A number of Hotels were built by the State or were converted existing buildings. The Caves Board and others built some as State Hotels. Hotels built in the region by the State those built by the Caves Board at Yallingup, Burnside, and Wallcliffe. These were all connected with leisure as resorts, and were connected with the development of caves as a visitor destination.

Hotels built by the State include the State Hotel, Bruce Rock (1914), State Hotel, Corrigin (C. 1914), State Hotel, Gwallia (1903), State Hotel, Bolgart (1916), State Hotel, Ballidu (C. 1940). State Hotels tended to be constructed in towns where accommodation was associated with business use related to the main industries conducted in the towns.

The Yanchep Inn consists of a small complex of buildings in a reserve. The setting is quite different to *Caves House Group*, partly as a result of the almost flat topography. Like *Caves House Group*, the buildings are set in lawned gardens, surrounded by a bush setting. The design of the buildings are somewhat similar, making use of the Inter War Old English Style of architecture. However, the Yanchep Inn group does not make use of brickwork, and all masonry elements are random rubble limestone. The upper floor elements are framed walls made to look like half timbering.

*Caves House Group*, the Yanchep Inn, Burnside, and Wallcliffe were all constructed or developed in association with caves as resorts. The developments at these locations varied in styles and scale. No information has been revealed about Burnside or Wallcliffe. The Yanchep Inn is modest in scale and the setting is less dramatic, making the whole arrangement pleasant, but relatively low key. *Caves House Group* is by far the most ambitious of the sites in terms of intensity and scale of development.

#### 13.4 REFERENCES

Files held by the Public Records Office as follows: AN 15/1 Acc. 981, items 2694/02, 8/1917, 90/1919, 72/1927, 16/1936, 9/1939.

National Trust Australia (W. A.), Assessment Caves House Hotel 30 August 1993.

Duncan Stephen and Mercer Architects 1996, 'Caves House, Yallingup WA Conservation Plan' prepared by Ronald Bodycoat AM LFRAIA, for Cape Hotels Pty. Ltd.

#### 13.5 FURTHER RESEARCH

Further research may provide details relating to the works at the place, including the gardens and tennis courts.

The relationship between the place and the development and promotion of tourism by the State Government in the Inter-War years warrants further investigation. The promotion of Western Australia during this time, through such campaigns as 'See Western Australia First' was highly political. Interest in caves as a tourism venue occurred at the same time in other parts of Australia and overseas (Yugoslavia is one example).

Further research into Wallcliffe and Burnside would be useful to understand the nature of the other cave-related resorts in the south-west of Western Australia.

Further research into the oral history of the Emott family, the first private owners of *Caves House Group* who, under various company structures, held the freehold for twenty years.

Future work undertaken at *Caves House Group* may offer the opportunity for archaeological investigation, which may in turn provide additional information.

The conservation plan prepared by Bodycoat includes a number of PWD plans. The collection of plans in the CAMS (formerly PWD) Plan Room were not re-examined for this assessment, but should be accessed in the preparation of a conservation plan.