



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*

Prince of Wales Hotel is a fine example of the Federation Filigree style contrasting the heavy load bearing qualities of the masonry elements with delicate and decorative cast iron filigree verandahs. (Criterion 1.1)

The verandah which extends across the full length of the 1906 portion of the buildings with its decorative cast iron work is a dominant streetscape element contributing to the landmark value of the place. (Criterion 1.3)

11.2. HISTORIC VALUE

Extensions to the *Prince of Wales Hotel* in 1893 and 1906 reflect Bunbury's growth and prosperity due to the establishment of the Perth-Bunbury railway, and the gold boom. (Criterion 2.1)

Prince of Wales Hotel was associated with the Swan Brewery from 1943 to 1978, as one of over 120 licensed premises which the Brewery acquired to secure a market for their product. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Prince of Wales Hotel is valued by the local and wider community as a social and holiday venue. (Criterion 4.1)

Prince of Wales Hotel contributes significantly to the sense of place of Bunbury residents having operated as a hotel since 1882. (Criterion 4.2)

* 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.

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Prince of Wales Hotel has a rare construction history. The earliest form of the building was a residence. The development of the hotel function from this form and the subsequent distinct phases of construction and remodelling of the place make *Prince of Wales Hotel* a rare structure.

12. 2 REPRESENTATIVENESS

Prince of Wales Hotel is a fine representative example of the Federation Filigree style commonly used for Australian pubs at the turn of the century. (Criterion 6.1)

Prince of Wales Hotel is representative of one of the gold boom hotels in the City of Bunbury. (Criterion 6.2)

12. 3 CONDITION

Prince of Wales Hotel is in good condition. The place has operated continuously and has received regular maintenance both internally and externally in the 1990s. Photographic evidence shows the place in poor condition externally c.1960 but subsequent owners have re-established some commercial success and popularity as a public venue through continual attention to the creation of lively and varied environments. The cost has been the loss of some early fabric.

12. 4 INTEGRITY

Prince of Wales Hotel continues to operate in the function for which it was originally intended, albeit that differences exist in the operation of a hotel at either end of the twentieth century. Distinguishable evidence of the two former buildings which were remodelled to form the basis of the current structure is negligible. *Prince of Wales Hotel* has high integrity.

12. 5 AUTHENTICITY

Prince of Wales Hotel has moderate authenticity. The form and significant fabric of the principal elevation are clearly discernible as belonging to the structure created in 1906. Alterations to the internal spaces required for the continuing viability of the hotel have reduced some of the authenticity of the place. Greater attention and maintenance have been applied to the more public areas at the ground level and front of the hotel. It appears little work has been carried out to the accommodation level, particularly at the rear.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Irene Ham-Sauman, Historian. The physical evidence has been compiled by Katrina Chisholm, Graduate Architect.

13.1 DOCUMENTARY EVIDENCE

Prince of Wales Hotel was established in 1882, by John Fielder, in a house built by John Hands. In 1892, internal renovations were carried out and a second building was added. Further remodelling carried out in 1906, effectively combined the two Victorian Georgian style buildings into one building of Federation Filigree style.¹ Additions were carried out in the late 1970s, creating an unsympathetic extension containing commercial and motel units. Since 1985, the development has been subject to strata title.

Bunbury Town Lot P4 was a one acre (0.4ha) pensioner lot first granted to John Pratt, 24 November 1858.² Pratt, an enrolled pensioner guard, arrived on the *Hashemy* in 1850, with his wife and family. He built a house on his land.³ In 1864, he sold Lot P4 and 'appurtenances' to farmer David Eedle for £120.⁴

In 1869, Eedle sold Lot P4, and other parcels of land, to Arthur and George Shenton for £400, but four years later these lands were re-conveyanced to David Eedle for £497/17/0.⁵ Within weeks of his repurchase, David Eedle sold off Lot P4 in two parcels. The western portion, consisting of 32 perches (810m²), was bought for £100 by John Edward Hands, while the remaining portion was sold to George Stone and Samuel Viveash.⁶ John Hands was an expirree who had arrived in Western Australia in 1864. He was a storekeeper and merchant.⁷

In August 1881, Alfred James Hillman, banker with the West Australian Bank and son of surveyor Alfred Hillman, wrote in his diary on a visit to Bunbury:

I do not see much improvement in Bunbury in the last 3 years, there are one or two new cottages and Mr Hands appears to have converted his house into an upstairs building and this is about all.⁸

When John Fielder purchased the western portion of Lot P4 in September 1882, the sale price was £1456, suggesting that John Hands had indeed built

¹ Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present* Sydney, Angus & Robertson, 1994, pp. 42-45 & 108-111.

² Lands & Surveys Description Book, Battye, Microfilm No. 444.

³ *The Bunbury Herald*, 21 December 1892, p. 2.

⁴ DOLA, Deed of Memorial Book 6 No. 1764, 28 November 1864.

⁵ DOLA, Deeds of Memorial Book 6 No. 2827, 1 June 1869 & Book 7 No. 1189 15 August 1873.

⁶ DOLA, Deed of Memorial Book 7 No. 1280, 4 September 1873.

⁷ *Bicentennial Dictionary of Western Australians* Perth, UWA Press, 1988.

⁸ *The Hillman Diaries: The personal diaries of Alfred James Hillman from 21 December 1877 to 24 April 1884*, Perth, F. V. Bentley Hillman, 1990, entry dated 31 August 1881, p. 557.

a substantial house on the land.⁹ However, Fielder had other plans for the place, as Alfred Hillman noted in his diary in October 1883.

I had a look over a new Inn that has been started since I was last here by a man named Fielder, he brought [sic] premises from Hands and has finished them in capital style, in fact the House is most comfortably furnished, it is said at a cost of some £5,000. I don't think he'll ever see his money or the interest on it, but certainly if people come down here to stay the summer at all, there is every comfort to be had in the way of rooms. I can't say how the house is kept, as I had no meals there.¹⁰

John Fielder had arrived in Western Australia in July 1882, with his wife and four children and, apparently, considerable capital. He applied for and received an immigrant grant of 150 acres in the Wellington district in 1885.¹¹ He operated *Prince of Wales Hotel* until 1886, when he sold the place to Charles Wisbey. The sale required Wisbey to pay £110 to the Bank of New South Wales to release Fielder's existing mortgage, and then to pay Fielder £1960.¹² There was certainly no capital return on Fielder's £5,000 investment.

Charles Wisbey had arrived in Western Australia in 1854, with his wife, son and mother. He joined the WA police force and in 1868, was Sergeant at York. He later served at Fremantle, and in 1878, he resigned from the force having reached the position of Sub-inspector. He established himself as a hotel keeper in Bunbury, and is listed as the new licensee of the Wellington Hotel in 1881/82. He was active in public affairs being chairman of the Municipal Council, Mayor in 1887, a JP, Chief Steward of the Wesleyan Church, and a Freemason.¹³

In 1892, Charles Wisbey began additions to *Prince of Wales Hotel*. He demolished the existing 'old pensioner's house' which had been built by John Pratt between 1858 and 1864, and which stood on the eastern side of *Prince of Wales Hotel*, to make way for 'large additions to the premises'. The additions were 'in anticipation of the increase of population, and the number of visitors to Bunbury which will assuredly follow the completion of the Perth-Bunbury railway.'¹⁴ At that time, *Prince of Wales Hotel* was under the management of Edward Maxted. Maxted had been a water police Constable from 1885-1889.

The addition consisted of a separate free standing building.¹⁵ The builders were John and Harold Gibbs, sons-in-law of Charles Wisbey. The Gibbs were also responsible for the new Masonic Hall which was being constructed at the same time.¹⁶ In April 1893, 'Mr Maxted's new extension to the *Prince of Wales Hotel*, is rapidly approaching completion ... The new building will very considerably add to the architectural

⁹ DOLA, Deeds of Memorial Book 8 No. 1497, 25 September 1882.

¹⁰ *The Hillman Diaries*, op cit, entry dated 3 October 1883, pp. 973-974.

¹¹ *Bicentennial Dictionary of Western Australians* Perth, UWA Press, 1988.

¹² DOLA, Deed of Memorial Book 9 No. 1195, 24 March 1886.

¹³ *Bicentennial Dictionary of Western Australians* Perth, UWA Press, 1988; Herald Almanack & Directory 1881/82; photograph of Prince of Wales Hotel, Battye, BA342/1221, c1886-1890. (See supporting material)

¹⁴ *The Bunbury Herald*, 3 November 1892, p. 2 & 21 Dec, 1892, p. 2.

¹⁵ *The Bunbury Herald*, drawings of the two buildings, 1 March 1893, p. 3-4; *Western Australia: The Garden of the Colony, Bunbury, Busselton & Bridgetown*, Perth, Harris & Besley, 1895, drawing, p. 84. (See supporting material)

¹⁶ *The Bunbury Herald*, 8 February, 1893, p. 2.

embellishments of this town.¹⁷ The upper floor of the new building was planned for the accommodation of family visitors.

In August 1893, it was reported that Edward Maxted

had secured an extended lease of several years of the *Prince of Wales Hotel*, which now includes the handsome and commodious building adjoining the hotel, recently erected by the proprietor of the property, Mr Chas Wisbey. The new and old building now connected, will afford accommodation to visitors superior to any hotel outside Perth, and few hotels in the metropolis have better. Mr Maxted is now busy providing furniture for the new addition. When the arrangements of the hotel are completed, the billiard room will be the large room of the new building, and the dining room in the present billiard room.¹⁸

An advertisement on 18 October that year, announced that the *Prince of Wales Hotel*, 'under the distinguished patronage of His Excellency, the Governor, and the Hon. Sir John Forrest, K.C.M.G. ... now possesses unrivalled advantages with every modern comfort.' The following year, Charles Wisbey retired from business and *Prince of Wales Hotel* was put up for sale by tender.

This large and elegantly appointed first class hotel has just been enlarged, renovated and re-decorated throughout. It is the most convenient, commodious and well appointed hotel in the colony. This extensive establishment comprises 17 double bed-rooms, four single bed-rooms, five bar parlours, two sitting-rooms and a spacious dining-room, a hotel bar and a saloon bar, billiard saloon with one of Allcock's best billiard tables, large sample room with tables, two very large store-rooms, bath-room, water supply and W.C. upstairs, extensive balcony with great ocean view, good kitchen with range and every culinary appliance, harness room, coach house, stabling (six stalls and two loose boxes) and every modern accessory for the proper and profitable conduct of this extensive business.¹⁹

The 'sample room with tables' was a facility provided for commercial travellers to display their wares for customers. Battye stated that the *Prince of Wales Hotel* was 'one of the recognised houses of call of the Commercial Travellers' Association.'²⁰

Charles Wisbey died in September 1894, and William Marsh purchased *Prince of Wales Hotel* from Annie Wisbey and John and Harold Gibbs as the trustees of Wisbey's estate. He paid £4,000 for the place in 1895, but in 1900, he entered into another agreement with the Gibbs brothers to pay an amount of £33-6-8 per month for five years.²¹ He did not obtain title to *Prince of Wales Hotel* until 1905.²² The licensee of *Prince of Wales Hotel* between 1895 and 1896 was Edward J. Ingram, after which William Marsh took over this job himself.²³

¹⁷ *The Bunbury Herald*, 26 April, 1893, p. 2.

¹⁸ *The Bunbury Herald*, 9 August, 1893, p. 2.

¹⁹ *The Bunbury Herald*, 18 April 1894, p. 2 & *The West Australian*, 19 April, 1894, p. 8.

²⁰ Battye, J. S. (ed) *The Cyclopedia of Western Australia*, Hussey & Gillingham, Adelaide, for the Cyclopedia Co, 1912-13, Vol. 1, pp. 439.

²¹ DOLA, Deed of Memorial Book 15 No. 101, 12 August 1895 & Book 13 No. 686, 14 July 1900. Note: Most sources, including Battye, state that Marsh leased the place for 8 years and then bought it in 1904. The Deed of 1900 certainly reads like a lease, with monthly payments, but the Deed of 1895 was for purchase of the place. It would appear that this earlier sale may have fallen through.

²² DOLA Certificate of Title Vol. 358 Fol. 69.

²³ Wise's Post Office Directories, 1894-1920.

In 1906, architect Frederick Walter Steere called for tenders for 'carrying out of Alterations etc to the Prince of Wales Hotel.'²⁴ The place 'was practically rebuilt' having 'undergone many structural changes ... in the course of the years ... from more modest pretensions in the earlier stages of its existence.'²⁵

Frederick Steere was educated in Richmond, England and served his articles to his architect father. He migrated to Queensland in 1889 where he was employed in the Public Works Department and later in private practice. After working in Melbourne he came to Western Australia in 1895, and worked for two years with Thomas Jackson, possibly at Vasse, before establishing his own practice in Bunbury.²⁶ The renovations to *Prince of Wales Hotel* were carried out by J. G. Hough & Son, and effectively turned the two existing Victorian Georgian style buildings into one building in Federation Filigree style.²⁷

Over the next 14 years, William Marsh acquired more pieces of Lot P4 on the eastern side of *Prince of Wales Hotel* to increase the land area to 1845m².²⁸ There were probably commercial premises already existing on some of this land, although the first piece may have been acquired to secure access to the back of the property. Marsh is listed as the licensee of *Prince of Wales Hotel* until 1920, when he leased the place to Robert McDermid and took over the Parade Hotel in Bunbury himself.

In 1930, William Marsh died and his estate was handled by solicitor Kenneth McCaskill Eastman, who acquired a two thirds share in *Prince of Wales Hotel*. From 1937 to 1942, *Prince of Wales Hotel* was leased by Mildred Ellen Monaghan.²⁹ In that latter year, William Henry Dunphy, solicitor, acquired the place with all its land holdings, and the following year, sold *Prince of Wales Hotel* to the Swan Brewery Company Limited.³⁰ In 1950, another piece of Lot 4 was added on the eastern side making the total land holding 2,152m².³¹ A photograph of *Prince of Wales Hotel* dated 1960, shows a dilapidated facade, but new iron lace had been added to the balcony by 1965.³²

The Swan Brewery was established in 1837, and grew to become Western Australia's premier brewery. It faced some competition during the gold boom when small, and often temporary, breweries were established in many goldfield towns, but its greatest competition came later, from Victoria's Carlton and United Brewery. To protect their market, Swan Brewery bought and built hotels throughout Western Australia and the Northern Territory. By the late 1970s, however, excise on beer had

²⁴ *The Bunbury Herald*, 30 March 1906, p. 3.

²⁵ Battye, J. S, op cit, Vol. 1, pp. 439-440.

²⁶ Morison, Margaret Pitt, 'Immigrant Architects and their work, 1885-1905,' Unpublished paper, p. 14.

²⁷ Bunbury Heritage Trail, p. 46; drawings and photographs, op cit.

²⁸ DOLA Certificates of Title, Vol. 369 Fol. 64, 6 June 1906; Vol. 479 Fol. 86, 9 Jan 1911; Vol. 741 Fol. 111, 27 May 1920.

²⁹ DOLA Certificate of Title, Vol. 358 Fol. 69, op cit.

³⁰ DOLA Certificates of Title, Vol. 1079 Fol. 332 & Fol. 907.

³¹ DOLA Certificate of Title, Vol. 1081 Fol. 264.

³² Photograph, Battye, BA342/1222, c1960 & aerial photograph, Swan Brewery Album, July 1965. (See supporting material).

increased by 32% and consumption was down. Modernisation and greater efficiency were needed to maintain profits, and a new brewery was built at Canning Vale and opened in 1979. To help finance this development the company sold over 60 hotels and taverns - half of their licensed premises - between 1977 and 1979.³³

Prince of Wales Hotel was purchased by Donald Kenneth Simms, pharmacist and John Henry Cartledge, newsagent, in 1979. They had a two-storey extension built on the eastern side consisting of three commercial units on the ground floor and motel units on the first floor. This extension occupied previous car parking space.³⁴ In 1985, *Prince of Wales Hotel* was strata titled into four entities consisting of the hotel and the motel units as Lot 1, and the three ground floor units at the east end of the place as Lots 2, 3 and 4.³⁵

In 1997, Lot 1 was purchased by Royston and Alma Collett as absentee landlords. Other owners are: Audrey Smith (Lot 2 purchased 1999), Gregory and Susan Lamb (Lot 3 purchased 1999), and hairdressers Antony and Karen Mickle (Lot 4 purchased 1985).³⁶

In 1983, Rodney J. Young, a building design consultant, was involved in renovations to the upper floor of *Prince of Wales Hotel*, and in 1990, architects Brian Delfs & Associates undertook some work on the ground floor.³⁷ In 1998, *Prince of Wales Hotel* still retains its original function.

13.2 PHYSICAL EVIDENCE

Prince of Wales Hotel is a two-storey building located in Stephen Street, one of the main streets in the Bunbury town centre. Surrounding sites are occupied principally by retail outlets. The principal address and pedestrian access is from Stephen Street, with a parking area, access to the rear bars, and service access from a R.O.W. at the rear. The building line of the front elevation along Stephen Street is flush with adjacent structures. A small and inaccessible space separates the hotel from the neighbouring building to the west. The site has an urban expression with minimal vegetation included as part of the landscaping. Hanging baskets decorate the upper front verandah and some plant growth is incorporated across a pergola at the rear entrance from the bitumenised carpark behind the hotel.

The building has developed through distinct stages of construction with the first stage completed in 1882. A second building was constructed adjoining the first at the eastern end in 1894. The two buildings were then extensively remodelled in 1906 unifying the whole structure. More recently, c.1983, some additional guest accommodation has been provided at the upper level to the east but is stylistically unsympathetic and reads as

³³ Welborn, Suzanne, *Swan: The history of a brewery*, Perth, UWA Press, 1987, pp. 201-238.

³⁴ Aerial photograph, op cit.

³⁵ DOLA, Strata Plan 12700, 20 May 1985.

³⁶ DOLA Certificates of Title, Vol. 1694 Fols. 795-798.

³⁷ Plans for these renovations are with Katrina Chisholm.

a separate element from the main portion of the building which is representative of the Federation Filigree style.³⁸

The hotel has a rectangular form along Stephen Street. This part of the building has a hipped, corrugated iron roof and a lower, skillion roof forming the verandah canopy. The entrance bay, which is just off centre and closer to the western end, protrudes forward from the main building line and is further emphasised at roof level with a gable end in the verandah canopy. Another gable is located behind in the plane of the external wall. The masonry structure is stepped and decorated with stucco ornamentation. The name of the hotel and date of establishment are inscribed within the gable but are not highly obvious in the external paintwork. Previous colour schemes appear to have highlighted the lettering against the background. Cast iron posts support the verandah balcony and roof and decorative cast iron panels form the balustrade at the upper level. The base of the columns bear the name 'Metters & Co. Perth', in raised lettering. The balcony panels do not match the pattern of those shown in early photographs and are believed to have been replaced between 1960-1965.³⁹

The form at the rear of the hotel is less regular with a number of orthogonal forms protruding from the south elevation. The most conspicuous is the west wing which extends almost to the south boundary. This two-storey brick section has a corrugated iron skillion roof, a timber balcony and balustrade providing access to hotel rooms and a metal escape stair from the upper level. A number of other styles, materials of construction and finishes have been employed across the rear elevation in keeping with the development of the hotel over a long period. The range includes face and painted brick in a variety of bonds, rendered brick and weatherboard cladding. A further escape stair is situated at the eastern end.

The external walls at the upper level of the north elevation have been constructed in English bond brickwork. The brick has been sand blasted and varnished.⁴⁰ An elaborate moulding is continuous along the length of the wall and forms a cambered arch over the window and door openings. A rendered plinth is also evident at the base of the wall. At ground floor a variation of this detail exists only at the eastern end. The wall is painted and the cambered arches alternate with semi-circular openings. The wall to the west of the main entrance has had new doors inserted, c.1990, with the wider openings giving a greater exposure to pedestrian activity along the footpath.

The ground floor hotel accommodation consists of a dining room/restaurant in the eastern part of the building, separated from the saloon and public bar to the west by a central entry/reception area.

³⁸ 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. 108-111.

³⁹ The balustrades have been removed in a photograph dated 1960, Battye BA342/1222, c.1960, but appear in an aerial photograph of the hotel, taken for the Swan Brewery in July 1965.

⁴⁰ Conversation with David Palmer, former Licensee, by Katrina Chisholm, Saturday 16 May 1998. Memo, HCWA File 00354.

Kitchen, toilet and service facilities are located at the rear of the building with a further sportsman's bar accessible from the carpark. An elaborate timber staircase with decorative newel posts and turned balusters is located in the main entrance. Guest accommodation is provided at first floor level with shared bathroom facilities in the older rooms and ensuite bathrooms in the new units. Private quarters for the licensee are situated at the western end of the upper level. An L-shaped corridor provides access to the 22 older style bedrooms. A former room at the east end of the corridor has been removed to act as the fire escape exit and to provide a link to the 10 newer motel style units which were added to the hotel, c.1983. A change in the floor level and alignment of the main corridor is indicative of different eras of construction with the earliest portion of the building located to the west of the site. It is uncertain when the wing extending to the south was completed but is likely to have been part of the 1906 remodelling as the number of rooms tally with documentary evidence describing the hotel.⁴¹

Some of the significant internal features include the pressed metal ceilings in the eastern end of the dining room. A false ceiling has had to be introduced at the western end as the metal, located directly below bathroom facilities at the first floor, was showing considerable rust. A fireplace at this end of the room has had a gas heater inserted, c.1994. The contractor employed to carry out this work reported finding the chimney had been constructed with bricks of an uncommon size, not readily available in recent times.⁴²

Internal finishes throughout the ground floor have been updated and alterations have been implemented to the room volumes to ensure the continuing viability of the place, but a modest proportion of early fabric remains. The single-storey sportsman's bar at the rear of the ground floor was formerly an open courtyard but was roofed c.1988. Alterations to the saloon and public bar occurred c.1990 while the dining/restaurant area was completed c.1994. False plasterboard walls have been installed below the dado line in the both these public areas.⁴³ The first floor verandah floorboards were replaced c.1993 and the main roof was repainted with a non-rust paint approximately one year later.

The hotel is in good condition, receiving regular maintenance. The areas of greater public use have received the most attention in recent years with little obvious change to the accommodation level, particularly at the rear. It is not possible to detect any obvious references to the styles of the 1882 and 1892 periods of construction; however, the form of the 1906 remodelling is clearly evident. The obvious alterations include modifications to the external openings of the ground floor and to the pattern of the wrought iron balustrade in the north elevation. The arched openings apparent in an internal photograph of the dining room are still evident; however the style of the furniture and fittings is notably different in 1998.⁴⁴ Photographs from c.1930 and c.1960-65 show that the western

⁴¹ Battye, J. S, op cit, Vol. 1, pp. 439-440.

⁴² Conversation with David Palmer, op cit.

⁴³ Conversation with David Palmer, op cit.

⁴⁴ Battye, J. S, op cit, Vol. 1, pp. 439-440.

end of the verandah was previously enclosed with glazing, and louvred panels. These appear to have been removed by c.1980.⁴⁵

Documentary evidence provides information that the hotel accommodation once included stables, comprising three horseboxes and three stalls as well as shelter for motorcars.⁴⁶ Evidence of these former structures could not be determined at the time of inspection.

13.3 REFERENCES

No key references.

13.4 FURTHER RESEARCH

⁴⁵ Photograph, Battye, 816B/B991, c1930; BA342/1222, c1960; aerial photograph, Swan Brewery Album, July 1965; Molyneux, I. *Looking Around Perth* Wescolour Press, East Fremantle 1981, p.100.

⁴⁶ Battye, J. S, op cit, Vol. 1, pp. 439-440.