



# REGISTER OF HERITAGE PLACES

## Permanent Entry

### Assessment Documentation

#### 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

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

##### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.22 Lodging people
- 3.23 Catering for tourists
- 8.3 Going on holiday
- 8.4 Eating and drinking

##### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 107 Settlements
- 311 Hospitality industry & tourism
- 405 Sport, recreation and entertainment
- 506 Tourism

#### 11.1 AESTHETIC VALUE\*

*Quindanning Hotel* is a very fine example of a single-storey hotel designed in the Inter-War Old English architectural style. (Criterion 1.2)

The interior of the Main Hotel building, in particular the dining room, bar room and games room, and the lounge in the Rear Hotel Building (1908) contains particularly fine Inter-War Old English detailing in the timberwork, brickwork and leadlights (Criterion 1.2)

The place is a landmark in the town of Quindanning and is a visually pleasing setting adjacent to the Williams River, with a remnant landscaped garden containing, numerous fine specimens of mature palms, trees and shrubs and particularly tall specimens of Skyduster Palms. (Criteria 1.3 & 1.4)

#### 11.2. HISTORIC VALUE

*Quindanning Hotel* is an example of a wayside inn in an isolated location that met the accommodation needs of travellers and the social and recreational needs of the local community from 1908 onwards. (Criterion 2.1)

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\* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

*Quindanning Hotel* has significance as one of the principal country resorts and hotels of the interwar period. It became a holiday venue for Perth metropolitan residents due to the growing popularity of the motor vehicle. (Criterion 2.2)

*Quindanning Hotel* is associated with Frank Morgan a prominent local citizen who was responsible for the expansion and renovation of the place in 1922, and it's owner until 1953. (Criterion 2.3)

### **11. 3. SCIENTIFIC VALUE**

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

*Quindanning Hotel* is highly valued by the local and wider community for social and cultural reasons, having served the community and the travelling public as a hotel since 1908, providing a venue for social interaction, accommodation and entertainment. (Criterion 4.1)

*Quindanning Hotel* as a central Quindanning landmark and meeting place since 1908, makes a significant contribution to the local and wider community's sense of place. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

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

*Quindanning Hotel* is a fine and rare example of a single-storey hotel designed in the Inter-War Old English design style. (Criterion 5.1)

### **12. 2 REPRESENTATIVENESS**

*Quindanning Hotel* is a representative example of a single-storey hotel designed in the Inter-War Old English architectural style. (Criterion 6.1)

*Quindanning Hotel* is representative of single-storey wayside inns operating as hotels or taverns to service travellers in an isolated location. (Criterion 6.2)

### **12. 3 CONDITION**

The main hotel buildings are generally in good condition. However, the storage building is in poor condition, including deterioration of the asbestos roof covering.

### **12. 4 INTEGRITY**

*Quindanning Hotel* has retained a high degree of integrity. Some changes have taken place over the years, to facilitate the ongoing use of the hotel, but those changes are minimal in the context of the place. The original intention of the buildings and site is intact, as the place has been in continuous use for its original purpose since construction. The present storerooms east of the kitchen that were originally staff rooms have low integrity. The interwar period garden has moderate integrity due to the modification of garden areas for use as a beer garden.

## **12. 5 AUTHENTICITY**

*Quindanning Hotel* has a high degree of authenticity as the original fabric is mostly intact as it was at the time of the 1920s additions, particularly in the interior detailing of the dining room, bar rooms, games room and lounge. The bathrooms have been modernised and there have been various minor additions such as an outside laundry and toilets at the south west corner of the building. The interwar garden has a moderate degree of authenticity due to the modification of garden areas for use as a beer garden.

## **13. SUPPORTING EVIDENCE**

This document has been based on 'The Quindanning Hotel, Pinjarra – Williams Road, Quindanning: Conservation Plan', prepared by John Pidgeon, Maxine Laurie & John Viska for The Lavender Trust in March 2008, with amendments and/or additions by HCWA staff and the Register Committee.

### **13. 1 DOCUMENTARY EVIDENCE**

For a discussion of the documentary evidence refer to 'The Quindanning Hotel, Pinjarra – Williams Road, Quindanning: Conservation Plan', prepared by John Pidgeon, Maxine Laurie & John Viska for The Lavender Trust in March 2008.

### **13. 2 PHYSICAL EVIDENCE**

For a discussion of the physical evidence refer to 'The Quindanning Hotel, Pinjarra – Williams Road, Quindanning: Conservation Plan', prepared by John Pidgeon, Maxine Laurie & John Viska for The Lavender Trust in March 2008.

### **13. 3 COMPARATIVE INFORMATION**

For a discussion of the comparative information refer to 'The Quindanning Hotel, Pinjarra – Williams Road, Quindanning: Conservation Plan', prepared by John Pidgeon, Maxine Laurie & John Viska for The Lavender Trust in March 2008.

#### **Pleasure Gardens and Hotel Gardens**

From the mid 17th century to the mid 19th century, London's Vauxhall Gardens was one of the leading venues for public entertainment. The site opened before 1660 and consisted of several acres of trees and shrubs with attractive walks. Initially, entrance was free with food and drink being sold to support the venture. After 1785 an admission was charged for its attractions, and large crowds gathered for tightrope walkers, hot air balloon ascents, concerts and fireworks. Vauxhall Gardens' paths became noted for romantic assignations.<sup>1</sup>

From the 1840s, in the eastern states of Australia, pubs were becoming central to recreational life. Moved by the clement climate, Thomas Weedon established gardens on the lines of Vauxhall Gardens at the Cherry Tree Inn in Parramatta. The pub opposite, the Cheshire Cheese, responded with an

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<sup>1</sup> <http://www.vauxhallandkennington.org.uk/sgdetail.shtml>, accessed 3 April 2009.

even more elaborate beer garden. It became fashionable to conduct fêtes in the beer gardens that sprang up around Sydney Harbour and Botany Bay.<sup>2</sup>

Pleasure gardens, including Australia's first zoo, were the main attraction of the Sir Joseph Banks Hotel, Botany Bay. In the 1840s the hotel's Zoological and Botanical Gardens featured elephants, tigers and bears. Other attractions included walkways and arbours, a sports area, including Australia's first professional running track, playgrounds, an amphitheatre and a large pavilion. From 1845 to 1910 the hotel and its pleasure gardens rivalled European spa resorts. However, the fortunes of the hotel declined and, in the 1920s, the estate was subdivided with the gardens becoming a public park.<sup>3</sup>

By 1900, the demand for active recreation was in the ascendancy, and most suburban parks would include recreational facilities. Open air musical performances were so popular that some parks were created just for that purpose. Privately owned pleasure gardens included Riverview Tea Gardens (1906), in Melbourne's western suburbs. Occupying five hectares, the visitor was offered tennis courts, aviaries, a dining room, dance hall, picnic pavilions, children's playground, and a miniature zoo with native fauna. These tea gardens were well attended until the 1930s, closing in 1947.<sup>4</sup>

In Western Australia, the increasing popularity of the motor vehicle enabled tourist destinations and wayside inns to be developed. The following places developed gardens which are comparable to *Quindanning Hotel*:

*Caves House*, Yallingup (1938): echoing the English Arts and Crafts country houses, *Caves House* garden setting (1903 onwards) is a fine example of Edwardian terraced gardens. Building on long vistas, the gardens make use of natural contours, cliff faces, and broad swards of lawn to contrast with the surrounding bushland.

*Yanchep Inn* (1939): part of a group of similar buildings established in the 1930s as a resort complex. The complex includes sports fields, animal enclosures, aviaries and gardens in a park setting. The Inn was intended to have an English character with luxurious accommodation.

Rockingham Hotel (1898): although differing in many ways from a wayside inn, the Hotel developed gardens and, by 1944, a picture garden was on the site.

Few significant gardens associated with Western Australian hotels have been located, and research into the history of tourism in the State is underdeveloped. Much more research will be needed to produce a significant comparative.

### **Regional Hotels still operating as hotels.**

There are 215 hotels on the HCWA database located in regional Western Australia, 27 of which are entered in the State Register of Heritage Places.

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<sup>2</sup> Freedland, J. M., *The Australian Pub* (Carlton: Melbourne UP, 1966), p. 80

<sup>3</sup> <http://www.botanybay.nsw.gov.au/council/contents/services/parks/parks.htm>, accessed 3 April 2009.

<sup>4</sup> Reidy, Susan, 'Something for Everyone: How Recreation and Sport Bowled into the Australian Garden', in Georgina Whitehead (ed.), *Planting the Nation* (Australian Garden Historical Society, 2001), p. 65.

Of these, the following still operate as hotels and are comparable to *Quindanning Hotel* in terms of construction date and/or location:

*Freemasons Hotel, Bridgetown* (1905): designed in the Federation Filigree style with Inter War Art Deco extensions (c.1930s). This hotel has undergone many changes throughout: bars have been refitted, an entrance lobby introduced, some joinery stripped, partition walls removed, and the verandahs extensively altered.

*Caves House Hotel*, (1905): a collection of buildings including two timber-framed buildings in the Federation Bungalow style. The new hotel building (1938-39) is a very fine and substantial example of the Inter-War Old English style. The interiors of the hotel (1938-39) are in the Inter-War Art Deco style, contrasting with the exterior.

*York Hotel*, Kalgoorlie (1901): a fine example of a building in the Federation Anglo-Dutch style, retaining much of its original fabric. The interior lacks some original details.

*Colonial Tavern & Stables, Northam* (1906): a two-storey brick and corrugated iron building in the Federation Filigree style, with associated outbuildings. Some changes have taken place over the years, to facilitate the ongoing use of the hotel, most significantly the removal of interior walls in the ground floor bar area.

*Bruce Rock Hotel* (1914): a two-storey brick and iron building in the Federation Filigree style. The original fabric is mostly intact, although the bars have been completely refurbished, new toilet facilities and aluminum windows installed, and the accommodation rooms renovated.

*Moran's Wagin Hotel* (1904): a double-storey stone, brick and iron Hotel in the Federation Filigree style, with commercial rooms, staff quarters and a tank stand. The original verandah has been removed and the shop fronts display a suspended canopy. The upstairs interior has been converted to flats.

*Edna May Tavern, Westonia* (1915): a single-storey, timber-framed, corrugated iron and weatherboard hotel. There have been some changes to doors and verandah floors in the southern section, and the removal of a wall for construction of the cool room in the bar area. Despite these changes, the original fabric is remarkably intact.

*Narrogin Inne* (1937): an outstanding and rare example of a building constructed in the Inter-War Old English style.

*Yanchep Inn* (1939): a large stone building enhanced by the use of Old English style treatment of decorative timber barge boarding on the gable end on the front elevation. The building is long and rectangular in shape, with a hipped roof covered with tiles.

Another hotel located in the Wheatbelt, 02630 *Federal Hotel, Wagin*, is of an earlier construction date and is no longer in use as a hotel.

## **Conclusion**

Quindanning Hotel is a rare and fine example of a single-storey hotel in the Inter-War Old English style retaining much of its original fabric and detailing, and which has been in continuous use as a hotel since its construction.

#### **13. 4 KEY REFERENCES**

'The Quindanning Hotel, Pinjarra – Williams Road, Quindanning: Conservation Plan', prepared by John Pidgeon, Maxine Laurie & John Viska for The Lavender Trust in March 2008.

#### **13. 5 FURTHER RESEARCH**

There is a need for a history of the development of commercial gardens, such as those associated with hotels.