

HERITAGE PLACE

NAME OF PLACE: PRINCE OF WALES HOTEL (FORMER)

ADDRESS/LOCATION OF PLACE: 106-8 Watton Street PENS Hurst

STUDY NUMBER: 147

HERITAGE OVERLAY NUMBER:

PRECINCT: Penshurst

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 5 **SECTION:** 13 **PARISH:** PARISH OF BORAMBORAM

ACCESS DESCRIPTION:

CFA 475J ; VicRoads 233 ; located on the north side of Watton between Burchett and Martin Streets, in the middle of the township.

SIGNIFICANCE RATING: Local



Prince of Wales Hotel, 106-8 Watton St, Penshurst

Image Date: 29/04/02

EXTENT OF LISTING:

To the extent of: 1. All the buildings and all of the land

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PHYSICAL DESCRIPTION:

The former Prince of Wales Hotel, located at 104 Watton Street Penshurst, is a coursed, rock-faced bluestone structure with a new cross-gabled roof clad in corrugated iron, brick chimneys, and the framework of a timber verandah. The facade formerly contained two arched doorways, which have been bricked in at a later date. Two arched double hung sash windows have been retained. Visible to the east side of the building are the remains of other bluestone walls, which were part of the hotel now demolished. To the west of the main building is a small single-fronted, gable roofed timber structure, with a skillion verandah. Behind the central wing there is a corrugated iron and weatherboard extension of a later date. To the east there are ruined walls of the former main bar and connecting corridor. Behind the site of the main bar is a freestanding stone hut which may be a former detached kitchen. Several metres behind this structure is a two storey stable building, built with bluestone on the lower floor and extended in timber and weatherboard above. A sign painted on the weatherboards is visible from Bell Street. It is one word, "Hotel". It appears that access for the stables was possible from Bell Street.

HISTORY:

The land on which the former Prince of Wales Hotel stands was purchased from the Crown by A. Lane on 21st December 1858 when he purchased allotments 5, 6 and 7 of section 13 of the township of Penshurst. Allotments 3 and 4 were purchased by C. Lane (Department of Lands and Survey, 1957). These people were Albin Steven Lane and Charles Frederick Lane. The Lane family are mentioned in the first rate book of the Shire of Mount Rouse in 1864. They included: Aaron Lane (off assignce), 1 acre, stone house, Penshurst rated at 28 pounds; Albin Stephen Lane, 1 acre and ruins of old inn, Penshurst, rated at 5 pounds, and the Prince of Wales Hotel, rated at 150 pounds on half an acre; and David Lane, 16 acres partly cultivated, rated at 14 pounds (SMR RB, 1864).

The exact sequence of development on the site is not certain. Construction must have started soon after the land was purchased. In December 1860, Hugh McWilliam applied for a licence to operate the Prince of Wales Hotel. In March 1861 George Docherty, late of the Woolpack Inn, Dunkeld, applied for and received the licence for the hotel. Over the next two years, the licence was held for periods by Docherty or by A S Lane.

By 1863, Albin Lane was rated as the owner and occupier of "one acre and ruins of old inn, Penshurst, Prince of Wales Hotel" but still valued at 165 pounds. (SMR RB 1863 #101.) It may be that there were two places rated: one the ruin, the other a much more substantial structure, namely the bluestone core of the surviving hotel. The minutes for December 1863 of the Mount Rouse District Road Board (precursor to the Shire) show that the Prince of Wales Hotel was to be the temporary office of the Board pending erection of the Board Room.

In 1864, Dr William Dickinson and, in 1865, Bryan Kennedy are rated as the occupants of "part of the old Prince of Wales Hotel", the former valued at 50 pounds, the latter at only 10 pounds. Perhaps it was the ruin repaired. (SMR RB 1864 #49 and 1865 #134.) In any case, this "old" hotel was not located at the present site because it is described in the 1865 rate book as allotment 10 of section 14 which is the north-east corner of Martin and Watton Streets. (SMR RB 1865 #74.) It was then owned and partly occupied by John Earls. Earls had an interest in several hotels in Penshurst, sometimes as owner and sometimes as occupant, including the Cricketers Arms Hotel, the Mount Rouse Inn and the Penshurst Hotel. He was also an important early storekeeper.

By 1866, Charles Frederick Lane is rated as the owner and occupier of the Prince of Wales Hotel at the present site with a valuation of 110 pounds. (SMR RB 1866 #105) William Beattie held the licence from 1874-1876. In 1877 the licence was granted to William Tobin, beginning an association with the Tobin family which lasted until at least 1913. [Source: Hotels in the Western District, Geoff Stephens, unpublished report, Hamilton History Centre.] The hotel was substantially remodelled and extended in the early twentieth century.

In 1930 the owner and occupier was Richmond Mewton, hotel keeper when it was rated at 200 pounds nett

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annual value. (SMR RB 1930 #728.) At its greatest extent the former Prince of Wales Hotel had 10 rooms and a ballroom. The hotel was severely damaged by fire in 1972. A photograph taken after the fire shows a large projecting gable over what appears to be the public bar with a double door and large tri-partite window. The gable is decorated with Art Nouveau lettering on a banner typical of the first two decades of the twentieth century. This wing was to the right or east of the surviving bluestone section. The remaining sections have been converted into a private residence. Stables and other outbuildings also survive.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economics

3.12 Feeding people

3.12.5 Retailing foods and beverages

3.22 Lodging people

CONDITION:

The physical condition of the former Prince of Wales hotel is fair. An undated photograph (after 1972) in the Hamilton History Centre, provides a useful comparison with the present condition of the building. Part of the structure, which appears to be the main bar, of Edwardian appearance, has been demolished, while the remaining section has been re-roofed in recent times. The bricking-in of the front doors appears to be old work, and the remaining structure may be the oldest part of the hotel.

INTEGRITY:

Low

STATEMENT OF SIGNIFICANCE:

The Prince of Wales Hotel (former) is located on the north side of Watton between Burchett and Martin Streets, in the middle of the township. The former hotel is a small rock faced bluestone. Substantial parts of the eastern wing original Prince of Wales Hotel has been much altered; to the east of the building, ruined bluestone walls indicate where the main bar and connecting corridor once stood, and the façade shows where two arched doorways have been bricked in. A small single fronted timber structure with skillion verandah is located to the west of the main building, and directly behind the main building are two storey bluestone and timber stables with a painted one word sign 'Hotel'. It is believed that the hotel was constructed in 1860, and the first publican was Hugh McWilliam. The central core of the Prince of Wales survives in good condition, although the integrity of the structure has been compromised.

How is it Significant?

The Prince of Wales Hotel is of historical significance to the township of Peshurst and the Southern Grampians Shire.

Why is it significant?

The former Victoria Hotel is of historical significance as one of the few surviving buildings which housed early hotels in Peshurst. Although there is only one hotel still operating in the township, prior to 1907, there were as many as seven in operation. The hotel serves as an important remnant of an earlier, more prosperous period in the history of the town, indicating a previous way of life nineteenth and early twentieth centuries.

COMPARISON:

148 Peshurst Hotel, N-E corner of Bell and Martin Street, Peshurst

122 Cricketer's Arms Hotel (former), N-E corner of Hamilton Highway and Dickens Street, Peshurst

121 Victoria Hotel (former), 100 Bell Street, Peshurst

ASSESSED BY: mgt

ASSESSMENT DATE:

29-Nov-03

EXISTING LISTINGS:

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HERITAGE STUDY RECOMMENDATIONS:

Include in VHR Include in RNE Include in Local Planning Scheme

No Recommendations for Inclusions

REFERENCES:

| Author | Title | Year | Page |
|--------------------------------|-----------------------|------|--------------|
| Department of Lands and Survey | Township of Penshurst | 1957 | |
| Shire of Mount Rouse | Rate Book 1930 | 1930 | #728 |
| Shire of Mount Rouse | Rate Book 1866 | 1866 | #105 |
| Shire of Mount Rouse | Rate Book 1865 | 1865 | #134, #74 |
| Shire of Mount Rouse | Rate Book 1863 | 1863 | #101 |
| Shire of Mount Rouse | Rate Book 1864 | 1864 | |