

HYTHE'S LOST PUB:
The History of 'BREWERY BUILDINGS'
5 -7, Bartholomew Street, Hythe, Kent

As one of the original Cinque Ports, the early history of the proud and ancient Town of Hythe included the provision of ships and crews to serve the Sovereign's naval requirements.

From the beginning of the 19th Century, however, the Town became more closely linked with the Army due to the Napoleonic threat of invasion and the consequent construction of the Royal Military Canal, Martello Towers and, in particular, the Royal Staff Corps Barracks at Hythe, between 1804 and 1809.

After victory at Waterloo in 1815, the Army was so reduced that during the 1840s these defensive works were little used, but in 1853 the Barracks became the School of Musketry later the Small Arms Wing, School of Infantry until its relocation in 1968 and the site redeveloped. Although the army firing ranges westwards along the shingle beach fields are still in use, most of the military presence has gone from the Town, but one legacy remains in the large number of past and present public houses.

This is the history of one of those past pubs which was referred to by Michael Mirams in his excellent historical review, 'The Taverns and Alehouses of Hythe' published in 'Bygone Kent' in March 1987, when he noted that:

'In the middle of the last century there was an alehouse somewhere in Hythe called the 'Prince of Prussia' whose landlord Mr Wraight was involved in a court case in 1868'. Mirams also listed the 'New Portland Arms' as located in Bartholomew Street in 1887.

In fact, this 'lost' alehouse, or rather beer then public house (see Note 'A'), was located on the south side of Bartholomew Street in the large property now named 'Brewery Buildings' (see photo) on the north eastern corner of Three Posts Lane behind the original, lower building on the High Street, now the Post Office, where Sir Edward Pettit the inventor of the marine screw propeller was born in 1808. The ledge forming the boundary between the properties is thought to have been the old sea wall. The public passageway up Three Posts Lane which links the Streets had an important role in the life of the beer and public house.



Brewery Buildings

It operated as such from at least 1859 up to the 1891 census when the site is first recorded as 'Brewery Buildings'; the property is now Grade II Listed being described as:-

'Circa 1840. 3 storeys rendered. Wide moulded cornice. 3 sashes with Italianate architraves and console brackets. The ground floor has 2 doorcases set in moulded architraves with panelled doors. Rounded corner with 3 sashes on the side elevation'.

These features remain in place and with its thick, rendered ragstone walls, the property was certainly built on a grand, early Victorian scale. Inside the loft, it is clear that prior to the present steeply pitched slate roof incorporating the four chimney stacks, the stacks were lower and that there were either, flat areas from a parapet wall up to a smaller pitched roof, similar to some buildings along the High Street and Bank Street, or there was a totally 'flat' roof.

The Listed estimate date appears too early for the 1842 St Leonard's Parish Tithe map and list of apportionments, shows the site as 'Wood Yard and Lodges' owned by 'Lady Rachel Douglas' (of Douglas House, Hythe now Douglas Avenue) and occupied by 'Thomas Wood, Snr.'; probably the Thomas Wood, 'carpenter' aged 74 years who lived with his son, also Thomas, a 'journeyman carpenter' aged 44 years, in Church Hill (1851 census). The 'lodges', located along Three Posts Lane,

were presumably workshops; their building materials may have been used for the ragstone walls of the basement of the new building.

The Douglas connection seems to have began in the 18th Century for a 'Condition of Sale' (No. 14) issued when the site was auctioned in 1861, noted that 'The Title shall commence with the purchase deeds, dated respectively the 1st and 2nd October, 1782' when beneficial interest was part of 'a cause in Chancery' under the disputed 'Will of Robert Andrews' between 'Douglas and others, Plaintiffs' and 'Andrews and others, Defendants' The latter could be related to Edward Andrews who owned some 1842 Tithe sites and Robert Andrews, 74 years, born Hythe, 'Landed Proprietor' of Marine Walk Street (1851 census).

CONDITIONS OF SALE.

1.—The highest bidder shall be the Purchaser, and if any dispute shall arise as to the highest bidder, the lot in dispute shall be put up again and re-sold. The Vendors reserve a right of bidding.

2.—No person shall advance less than £5 at each bidding, unless otherwise directed by the Auctioneer. No person to retract any bidding once made.

3.—Every Purchaser shall pay down immediately into the hands of MESSRS. BROCKMAN AND HARRISON, the Vendors' Solicitors, a deposit of £20 per cent. in part of his purchase money, and sign an agreement for payment of the remainder on the sixth day of April next, and at such time, shall be entitled to possession or receipt of the rents and profits of his respective lot or lots, (except as to Lots otherwise provided for); but should the completion of the purchases be delayed from any cause whatever, beyond that period, the Purchasers are (but without prejudice nevertheless to the Vendors' rights under the 12th or any other Condition of Sale) to pay interest on the balance of the purchase money from that day, until the completion of their purchases, at the rate of £5 per cent. per annum. The place of completion by each Purchaser shall be the office of MESSRS. BROCKMAN AND HARRISON, FOLKESTONE.

4.—The several Vendors shall, within 14 days from the day of Sale, at their own respective expense, make and deliver to the respective Purchasers, or their Solicitors, abstracts of such title of the said Vendors respectively, as under these Conditions they are respectively bound to furnish.

5.—The Title to every Lot shall be accepted, except in respect of any objection or requisition made in writing and communicated to the Vendors' Solicitors, within twenty days after the delivery of the abstract of title, pursuant to the fourth condition.

6.—The Purchasers respectively shall have proper conveyances (to be prepared at their own respective expense) of the Lots, from all necessary parties, on payment of the remainder of the purchase money, agreeably to the third condition. Each Purchaser is to leave such assurance with the Vendors' Solicitors for examination and for execution by the Vendors and the draft for perusal at least ten days previously.

7.—All attested official, or other copies of, or extracts from, or searches for, or production and journals, (including travelling and other expenses) to obtain production of deeds, wills, letters of administration, proceedings in chancery, or other documents, and all affidavits, statutory declarations, certificates or other evidence, whether for supporting the title, or identifying the property, or comparing, or verifying the abstract, or for whatever other purpose required, shall be made and obtained by and at the expense of the purchaser requiring the same.

8.—Every recital or statement in any deed or document dated 30 years or upwards, prior to the day of sale, shall be deemed conclusive of the fact or matter recited, unless the contrary can be shown, by and at the expense of the purchaser.

9.—No Vendor being a Trustee or Mortgagee, with power of sale, shall be required to enter into any other covenant, than a covenant that he has not encumbered. And where any such Trustee or Mortgagee has power to sell and give a discharge for the purchase moneys, no purchaser shall require the cestuique trusts or parties entitled to the equity of redemption, to be made parties to any conveyance or other assurance.

10.—If any error or mistake shall appear in the particulars of sale as to any lot, such error or mis-statement, if capable of compensation, shall not vitiate the sale, but a compensation shall be allowed or given by the Vendors or the Purchaser of such Lot, as the case may require, such compensation to be settled by reference in the usual way.

11.—Should any Purchaser make or insist upon any objection or requisition, which under or notwithstanding these or any special or other conditions he may have power to make, as to the abstract of title, evidence of title, errors, mistakes, seizure, possession, conveyance, or as to any matter or thing whatever, and the Vendors be unable or unwilling to remove or comply with the same, such Vendors shall, (notwithstanding any intermediate negotiations or offers respecting such objection or requisition) be at liberty, by notice in writing, to rescind the contract, and in such case shall, within one week after such notice, return the deposit, without payment of any interest, costs, damages, or expenses on any account whatsoever.

12.—If any Purchaser shall neglect or fail to comply with these Conditions, or any of them, his deposit money shall be actually forfeited to the Vendors, who shall be at liberty to re-sell the Estate by Public Auction or Private Contract, and the deficiency (if any) occasioned by such second sale, with all expense attending the same, shall be made good by the defaulter at this present sale; and in case of non-payment of the same on demand, the whole thereof shall be recoverable by such Vendor as and for liquidated damages, and it shall not be necessary previously to tender a conveyance to the Purchaser.

13.—As to Lot 1. The Title shall commence with indentures of lease and release, dated respectively the 24th and 25th of June, 1823, being a settlement by JOHN TOWNRY in favor of his wife and children. And the Purchaser of such Lot shall not require the production of any document recited in either of such indentures.

14.—As to Lot 2. The Title shall commence with purchase deeds, dated respectively the 1st and 2nd October, 1782; and the Purchaser of such Lot shall not require the production of any document recited therein. AND WITH RESPECT TO SUCH Lot, it shall be assumed that all the persons who were beneficially interested under the Will of ROBERT ANDREWS, the Testator, were parties in a cause in Chancery, between DOUGLAS and others, Plaintiffs, and ANDREWS and others, Defendants, and causes supplemental thereto. AND the Purchaser shall not require any proof of pedigree or otherwise to shew who were the persons so beneficially interested.

15.—As to Lot 3. The Title shall commence with an indenture of lease, dated the 3rd of February, 1834, from the Municipal Corporation of Hythe to WILLIAM GEORGE CHAMBERLAIN, the said...

(No. 14)

Up to the mid-1800s, Bartholomew Street was known as the 'back road' and Duck Lane although its western section, called Elm Terrace until into the 1900s, from Upper Malthouse Hill was apparently once a main route into the Town for the original deeds of an old cottage on the north side described it as being situated on on the 'Kings Highway'.

The attached notice of a Hythe property auction held by Messrs. Ronalds and Son at the 'Swan Inn', Hythe on 2nd January 1861, also printed in the Folkestone, Hythe & Sandgate Reporter on 8th December 1860, described the 'Large and well-built' house' (Lot II) as: 'Situate in Bartholomew Street' called 'The Prince of Prussia', 'Now used as a Beer House, and let to Charles Steinbach, as monthly tenant', containing a "good Basement, and Sixteen Large Rooms, and is admirably adapted to be used as a Lodging House for Officers attending the School of Musketry at Hythe'.

A document in the Hythe Town archives reveals that the 'good Basement' played

And now in the occupation of WILLIAM ELGAR and THOMAS LUKEHURST.

LOT II.

ALL THAT LARGE AND WELL-BUILT

MESSUAGE AND GROUND,

Situate in Bartholomew Street aforesaid, & called "The Prince of Prussia,"

Now used as a Beer House, and let to CHARLES STEINBACH, as monthly tenant.

This House contains good Basement, and Sixteen Large Rooms, and is admirably adapted to be used as a Lodging House for Officers attending the School of Musketry at Hythe.

A COTTAGE ADJOINING THE MESSUAGE,

Also let to the said CHARLES STEINBACH, as monthly tenant.

LOT III.

AN OLD-ESTABLISHED BEER HOUSE,

as important part in the life of the beer house when it is reported that on 20th January, 1859:

'Mr Carl Steinbeck (Note: or Charles Steinbach? He may have been a former member of the German Foreign Legion, recruited for the Crimean War and disbanded at Shornecliffe in the mid 1800's

[see coast of conflicts] the tenant of The Prince of Prussia Beerhouse attended (the Commissioners of Pavements) and applied to be allowed to use the hatch way opening on the footpath (Note: Three Posts Lane), and leading to Bartholomew Street. When it was resolved that he be allowed to use it for the present, the Commissioners reserved the right of withdrawing permission by giving one months notice of any complaint being made or their finding any inconvenience to result from it'.

This application may have been made at the time the 'Prince of Prussia' began trading. The hatch-way remains today and opens into a large basement room with a central fireplace and evidence of a wooden floor, where, it is said, pub skittles were played; being 30 x 15 feet it is certainly big enough! Beer barrels could be stored in adjacent basement rooms all of which have 'regular' height ceilings. The basement is built into the natural slope and can be reached either from Three Posts Lane through a gate and passage under the rear of the property where it adjoins 'Studio Cottage' or down steps from the small garden on the east of the building.

Two doors lead off the passage into the basement rooms which have many original features including a fireplace cooking range; the bottom section of the original internal staircase up to the main hallway, and white-washed ragstone walls with two bricked-up areas below Bartholomew Street, one apparently a later (coal?) delivery point, the other, as legend has it, the start of a smugglers' tunnel! The fact that the auction notice states that the building was 'Now used as a Beer House' suggests that it was originally a private house, but I consider that its large size, corner position a short walk from the side of the Barracks, relatively small garden and distinctive 'pub' features point to it having been built as a 'beer/public house'. Indeed, the exterior appears very similar to many Victorian pubs such as those erected by Watneys (see photocopy) which also had 'rounded' comers and decorative mouldings.



(photocopy)

Originally, 'Brewery Buildings' had internal stairs for the common stair on the east side was erected much later, probably in the late 1920s. This 'new' stairway building extension has a smaller doorcase, but with replicated exterior mouldings, and was clearly missed when the building was Listed. The stairway provides a separate entrance to the top (No.5) and the first (No.5a) floor flats; the original entrance then became that of No.7. That doorcase is nearly 10 feet high and 4 feet wide, the present door being over 7 feet high! Perhaps such a height was to accommodate the Victorian soldiers tall helmets or busbies and the then fashionable coiffure of the ladies who would have visited for the dances held, it is said, on the first floor, which like the ground floor has a central fireplace and high ceilings.

Significantly, no entry in the 1841 or 1851 census can be linked to a new house, beer house or pub although the latter does include Stephen Mummery, 'Tailor and Publican', but of the 'Swan Tap' behind the 'Swan Hotel'. In the mid-1850s there would have been a greater demand for another beer house/pub to cater for the Town's increased military personnel, but it does not appear to have been used to accommodate officers attending the School of Musketry.

The 1861 census does not show Steinbach/Steinbeck or any linkable entry, although an empty house is recorded. From 1863, however, Hythe Valuation Registers, updated every few years until 1911, were prepared to establish a rateable value to finance the Elham Poor Law Union Workhouse at Etchinghill and they provide vital details of the owner and occupier of buildings although unfortunately most are only described as a 'house', and other land.

The 1863 register shows Frederick Baldwin as the occupier, presumably the tenant of the 'Prince of

Prussia', James Driscall as the first known owner with a rental value of £25 4s 0d and a rateable value of £20.0s 0d which rose to £36 0s 0d and £27 5s 0d respectively in 1911.

James Driscall must have been an interesting character as he could well be the James Driscall, 'Chimney Sweeper' of Hythe who was granted a lease in January 1851 by HytheTown Council 'to take shingle from the Beachy Outlands in Hythe for seven years'. The shingle was probably moved by barge along the Royal Military Canal which carried over 5,000 tons in 1850; he also may have been the 'Mr Driscoll of Hythe' who that year was authorised to run a passenger boat between Shorncliffe and Ham Street.. The lease may have earned Driscall sufficient, or perhaps he was bought out by the Board of Ordnance who wanted the beach fields for rifle ranges for the new School of Musketry, to be able to build the beer house in the late 1850s; he would have appreciated the 14 chimney flukes in the building!

Baldwin was still the occupier in 1866, but the owner was now Ralph J Brockman, probably a member of the 'gentry' family of Folkestone. In 1867/68, the original valuation was changed due to 'alterations and revaluations' and Edward Wraight shown as the occupier.

These changes appear to be connected to the beer house becoming a public house, perhaps with another new owner, as mentioned in the following 1868 report in the 'Folkestone Chronicle':-

'In the county court on the 14th February 1868 the case between J W Dickenson (Note: ?John Dickenson, then or later the new owner, see below) and E Ronalds (Note: Perhaps of Messrs Ronalds and Son who had auctioned the beer house in 1861),

Mr Minter appearing for the claimant and Mr Lewes for the defendant.

This was an interpleader issue to try the right of certain goods supplied by Mr Ronalds under an execution, obtained by him against a Mr Wraight the landlord of The Prince of Prussia public house in Hythe. It appeared from the evidence that in November,

1867, Edward Wraight executed a bill of sale to the claimant to secure £90 and interest, but that prior to that the defendant had obtained a judgement against Wraight, and upon issuing execution the claimant demanded the goods under the bill of sale. Mr Lewes on behalf of the defendant said that the question was simply whether the bill of sale was bona fide.

His Honour: 'I have no doubt the bill of sale was bona fide and the verdict must be for the claimant, with costs of attorney and witness'.

As to why the 'Prince of Prussia'; the name, and that of 'King of Prussia', became popular after the battles of Rossbach and Minden, Saxony in 1757/59 when King George II's ally, King Frederick (the Great) of Prussia (1712-86), defeated the French and became a widely acclaimed 'Princely' Protestant hero.

The 'Prince' could also have referred to Prince Ferdinand of Brunswick, Prussia who distinguished himself at Minden alongside some British regiments, or a later King of Prussia who in 1814 while en route from London to Dover passed through Hythe unlike the Emperor of Russia whose following coach actually stopped at the 'Swan' where he took refreshments!

However, in a mid-1800s military town, the 'Prince' could have been Field Marshal Blucher, Prince of Wahlstadt, Prussia, Commander-in-Chief of the vital Prussian army intervention which so assisted the Allies victory at Waterloo.

But back to the unfolding history of the pub! Although, Edward Wraight is still shown as the occupier in the 1871 register, the census that year for the 'Prince of Prussia', St Bartholomew Street' lists William Charles Capon (believed an ancestor of the late Chris Capon a later Mayor of Hythe)

'Tailor and Publican', his wife, five children and five lodgers, Frederick Howe, 25 years, 'Professor of Music', his wife and child; Samuel Waghorn, 26 years, 'Actor' and Hildon Reeves, 22 years, 'Vocalist'. Perhaps they provided pub entertainment including dance music and singsongs!

By 1875, the occupier is Walter Howe and the owner John Dickenson. These changes may be connected with the renaming of the pub for although many Prussian pub names continued up to the First World War, their popularity had began to wane by the end of the 19th Century and this could have been a reason why by 1875 the 'Prince of Prussia' was renamed the 'New Portland Arms' (Note 'B'). Mackeson's 'Old Portland Arms', now demolished, was then located in Market Street between the 'Red Lion' and the 'Duke's Head' (now closed).

The change is first recorded in the 1875 Sinnock, Howard & Co's 'Directory of Folkestone' which

located the "New Portland Arms" on the south side of Bartholomew Street beside a passage to the High Street, presumably Three Posts Lane, with Walter Howe as the 'publican'.

The next possible record is the entry for Bartholomew Street in the 1878 'Post Office Directory of Kent' which listed Jesse Kibbel Welch, 'beer retailer'. The 1881 census shows George Williams, 'publican', his sister, 'barmaid', and his family as residents of Bartholomew Street; he is listed in the 1882 'Post Office Directory for Kent' as 'beer retailer'.

The last known direct reference to the building as a pub occurs in Pike's 1887 'Directory of Folkestone, Dover and Area' when the entry for the "New Portland Arms", Bartholomew Street ("Dental Street to High Street"?) records Edward Marsh as the 'publican'. Marsh is also recorded as such in the 1887 edition of the 'Post Office Directory of Kent'.

In 1888, Edward Marsh is still the occupier, but the owner is now Henry Bean Mackeson of the famous Mackeson's 'Milk Stout' Hythe Brewery! It is possible that Mackeson's had obtained the pub earlier and been instrumental in the renaming to the 'New Portland Arms', perhaps as they were closing the 'Old'.

However, not being located on the busier and more fashionable axis of the High Street/Red Lion Square and the Barracks, may have been a reason for the pub's closure by at least 1891 when the census return first shows 'Brewery Buildings' in 'St. Bartholomew Street'.

Pike's Directory for 1892/3 also refers to 'Brewery Buildings'. Thereafter and into the 20th Century, Pike and other local directories record numerous different groups of residents for the building which was clearly being used as lodgings or tenancies. Significantly, the 1894, 1908 and 1911 valuation registers record the owner and occupier of 'Brewery Buildings' as Mackeson & Co. The status of the women and the occupations of the men listed in the following 1891 census entry, point to 'Brewery Buildings' being used as accommodation for Mackeson's employees and families.

Mary I Wooton, Head (of family), widow, 36 years, Wash laundress
and five children, youngest 2 months - occupied 6 (?) rooms.

Annie Williams,	Head, single, 43 years,	Dressmaker and 1 daughter	- 2 rooms.
Albert H Smith,	Head, 25 years,	Horse keeper/groom	- 3 rooms
George Cotton,	Head, 28 years,	Drayman, wife and two children	- 4 rooms
William Hobday,	Head, 31 years,	Drayman, and wife	- 3 rooms.

In about 1923, Mackeson's became part of G&H Symonds of Reading and then the Whitbread group who ceased brewing in Hythe in 1968 since when, like the adjacent Barracks, the site has been redeveloped. 'Brewery Buildings' is now one of the few buildings which retains a named connection with the old Hythe Brewery.

In living memory, since at least the 1930s until 1985 the building was tenanted by then current and past employees of the Mackeson Brewery. It is recalled that fodder for the dray horses was once stored in the basement and that in 1951 a flat rental was ten shillings a week!

In 1985, Mackeson's sold the property which was then renovated into three leasehold flats.

In view of the history of the building, it is interesting to note that to protect Mackeson's (Whitbreads) interests in the nearby 'Swan Hotel' and 'Red Lion Public House', the property Transfer contained a Covenant that 'Brewery Buildings' could not be used for the sale of "alcoholic or spiritous liquors" nor for the purpose of a Club in which "intoxicating liquors" were sold or distribute!

In 1997, after consulting the Shepway Conservation Architect, the leaseholders restored the painted exterior Street and Lane sides. In 2000, they became the freeholders-in-common.

A continuing connection with the old Mackeson Brewery is that one freeholder is the widow of a retired employee who, with his two brothers, had many years of loyal service with the Hythe brewery.

Today, the title 'Brewery Buildings' is still displayed up on the rounded corner; also in place are many original exterior features including the decorative mouldings, panelled doors, wooden, weighted sash windows and the basement hatchway. The smaller windows and lower ceiling of the top floor point to it having been the publican's living quarters. Some staff may have lived in the basement, hence the old fireplace cooking range and evidence of water and toilet facilities. In a first floor room,

the old pine skirting board is 15 inches high and has been skillfully 'bent' into the rounded corner through 85 saw cross cuts!

'Brewery Buildings' is now about 150 years old and has many original features for the local residents and walking tour visitor parties to identify and link to its history. Indeed, if they look closely, they will see high up on the front near the rounded corner, the remains of a metal bracket which presumably supported the signboard for the 'Prince of Prussia' and later the 'New Portland Arms'.

So, when next you pass along Bartholomew Street, pause for a moment and imagine it's 1859. A grand portrait of 'The' Prince looks towards the ancient St. Bartholomew's Hospital, now 'Centuries'. Wooden beer barrels have been unloaded from a horse drawn brewers' dray and rolled down Three Posts Lane to the basement hatchway. Soldiers in their colourful

Victorian regimental uniforms and helmets, with their ladies, are strolling to the beer house to down a pint (or two!) and, perhaps, enjoy a game of skittles, a singsong and dancing before returning to the School of Musketry Barracks overlooking the Royal Military Canal.

Such were once common sights in the Victorian, military Town of Hythe!

Note 'A':

In 1830 the Beerhouse Act was passed to encourage the sale of beer and resulted in beer shops or beer houses selling beer and cider, as against public houses which could also sell wine and spirits. At first, a beer Licence could be obtained on demand from the local excise office, but amendments in 1834 and 1840 introduced a property rateable value qualification. The Act was repealed in 1869 from when new Beer House Licences were issued by the Justices ('Victuallers' Licences: Records for Family & Local Historians').

Note 'B':

From the late 18th Century, many pubs named after 'Duke of Cumberland' were changed to 'King of Prussia'. In 1864, 12 pubs in London were named 'King of Prussia' (and 6 'Portland Arms'). Examples of later changes were the 'Old King of Prussia' at High Wycombe to 'King George V1 and 'Prince of Prussia' at Windsor to the 'Kitchener's Arms'.

('English Inn Signs')

I gratefully acknowledge;

The initial historical research by Mike Lilley and his photograph of 'Brewery Buildings'.

The discovery by Alan White, a former resident, of the 1861 auction notice.

The happy memories of his mother, former leaseholder then freeholder-in -common Mrs Elsie White, the late Chris White, tenant who worked at the Brewery for many years and the late Miss Eve Wilde, who for many years was secretary to Commander Finlay, Managing Director, Mackeson's Brewery, Hythe, of their times living at 'Brewery Buildings'.

Select References/Bibliography:

Hythe and Folkestone (Shepway District Council) Reference Libraries

(Street Directories, Census & Listed Buildings returns, copy Parish Tithe map & list)

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David Paton was of 5a Bartholomew Street. Hythe, Kent, CT21 5BS

The History of 'BREWERY BUILDINGS'
5-7 Bartholomew Street, Hythe, Kent
ADDITIONAL INFORMATION (ONE)

With regard to James Driscall, who in 1863 was the owner of the 'Prince of Prussia' beer house located at the present 'Brewery Buildings', 5-7 Bartholomew Street, Hythe.

Bearing in mind the unusual surname with an 'a' (which in Victorian copperplate handwriting is sometimes difficult to differentiate from an 'o' and may account for 'Driscoll' being given as the person authorised in 1850 to run a passenger boat on the Royal Military Canal), the following entries from the 1851/1861 Hythe census returns must relate to the same man:

1851 - Dymchurch Road, Hythe located beside 'Three Houses Building' and numerous houses (east) from the Duke's Head - perhaps a private house selling beer or, as it is not specifically mentioned, the 'Gate Inn':

James Driscall	48 years	Chimney Sweep & Beerhousekeeper	Born	Canterbury
Elizabeth Driscall	47 years	Wife		Canterbury
Sarah Osborn	28 years	Daughter		Canterbury
James Osborn	33 years	Son (in-law?) - Chimney Sweep		Mailing
John Driscall	15 years	Son - Baker		Hythe
Louis Bourgain	12 years	Lodger		France
Thomas Culverhouse	40 years	Lodger - Labourer		Dover
James West	32 years	Labourer		Hythe
Eliza West	3?years			Hythe
William Hicks (?)	32 years	Labourer		Dover

In view of James Driscall's connections with the Royal Military Canal, it is interesting to note that at the house next door were:

Abner Brown	74 years	Chelsea Pensioner	Lancashire
Charlotte Brown	40 years	Wife - Toll Collector, RM Canal	

and that another Chelsea Pensioner also lived in Dymchurch Road; presumably both were former soldiers involved with the Royal Military Canal or Royal Staff Corps Barracks.

1861 - The 'Nags Head', Market Street, Hythe

James Driscall	62 years (?)	Licensed Victualer
Ann Driscall	18 years	Daughter - Barmaid
Mary Osbourne (?)	8 years	
Sarah (then 'wife' shown ?)	21 years	House Servant
Mary Pilcher	24 years	Lodger - House Servant
John Carr	73 years	Superintendent or Annuitant, Coast Guard
Dina Carr	67 years	Wife
Rebecca Carr	29 years	House Servant

With regard to Driscall's 1851 occupation 'Beerhousekeeper', it is not possible to establish whether that was from his house or even the 'Gate Inn' or if he was already associated with the 'Prince of Prussia' which would date it back to the 1840s period.

However, these census returns show that during the 1850s Driscall's various businesses and interests seem to have done well for he became the Licensed Victualer of a public house, had house servants and shared his premises with a retired professional of some local status.

Perhaps by the January 1861 auction he was able to purchase the 'Prince of Prussia' which he could have owned at the same time as he was the Licensed Victualer of the 'Nags Head'. That pub may well have closed down at about the time for, although it was known to have existed, its location in Market Street has not been discovered nor the years that it traded. Perhaps it became the 'Gate Inn', the 'Old Portland Arms' or just another of Hythe's 'lost' pubs!

Bearing in mind the earlier proposition that the 'Prince of Prussia' beer house may have commenced

trading in 1859 following the successful application to the Commissioners of Pavements to use the hatchway, the new information about Driscall still does not resolve the date that the present 'Brewery Buildings' was erected, whether or not it was originally a private house and who the first owner was. However, from the evidence available, James Driscall is probably now the nearest identifiable person whom we can regard as the 'founder' of the 'Prince of Prussia'. Indeed, perhaps his Chelsea Pensioner neighbours fought at Waterloo and, over their pints, had praised the famous 'late' arrival on the battlefield of Prince Blucher of Prussia - hence the name for the new beer house?!

With regard to Mackeson's 'Old Portland Arms' once located in Market Street, now Dymchurch Road perhaps where the present Portland Cottage and Portland Court stand, the attached photocopy obtained from C R Child, Estate Agents, Hythe shows the pub with various wall signs. I have now learnt that within living memory, the faint outline of similar painted pub signs, presumably linked to the 'New Portland Arms', could be discerned on the walls of 'Brewery Buildings'!

An aerial photograph of the central area of Hythe dated 1923, once displayed in A Simmonds, Jewellers, Hythe shows that

the staircase extension to the first and top floor flats had then been built and that the exterior of 'Brewery Buildings' was painted white. As a result of the redecorations arranged by the present freeholders-in-common, the exterior of the building is now almost restored to its earlier grand, Victorian appearance.



The History of 'BREWERIES BUILDINGS'
5-7 Bartholomew Street, Hythe, Kent
(Amended) ADDITIONAL INFORMATION (TWO)

A further fact concerning the 1861 reference to James Driscall as the Licenced Victualer of the 'Nags Head', 'Market Street', is that it has been noticed (by Mike Lilley) that the 'Nags Head' was for sale as Lot 3 after the 'Prince of Prussia' at the public auction in January, 1861! Perhaps Driscall sold the 'Nag's Head' and bought the 'Prince of Prussia'?

The former was described as 'An Old-Established Beer House, Called "The Nag's Head", situate at the West End of Hythe, opposite the Barracks on the Dymchurch Road;'. The Conditions of Sale noted that "The Title shall commence with an indenture of lease, dated 3rd of February, 1834, from the Municipal Corporation of Hythe to William George Culverhouse, the freehold of which was afterwards conveyed" to "Ralph Thomas Brockman, the then owner of the lease. "-Messrs Brockman & Harrison, Solicitors, Folkestone' acted for the Auctioneers.

Research by Mike Lilley shows that although the indenture contained a site plan which would seem to place the 'Nags Head' about midway between the 'Duke's Head' and 'The Gate Inn', the exact location has never been established.

Brockman bought the freehold for £30 from the Mayor, Jurats and Commonalty in 1853 when it was stated that the 'Nags Head' was occupied by "J W Driscall"; it is possibly where he started as a 'Beerhousekeeper".

There is no reference to the 'Nags Head' after the auction in 1861. Incidentally, Lot 1 at the auction, 'Cambridge House', was located where Barclays Bank is now at 11/13 High Street; also included were two cottages behind on the north side of Bartholomew Street.

Returning to the Mackeson connection with 'Brewery Buildings', the building was conveyed on 15th February 1901 by Annie Adair Mackeson, Henry Mackeson and George Lawrie Mackeson to Mackeson & Co., the first time the Company itself is recorded as the owner. The first Mackeson

owner of the 'New Portland Arms', Henry Bean Mackeson, was nine times Mayor of Hythe between 1872 and 1880.

LOT 65

ON THE INSTRUCTIONS OF MESSRS WHITBREAD FREMLINS
SUBSTANTIAL PROPERTY FOR INVESTMENT AND REFURBISHMENT
5-7 BARTHOLOMEW STREET, HYTHE, KENT.

A large attractive Georgian property which has been divided into three self-contained flats. Each of the flats offers larger than average accommodation, although some refurbishment and decoration works are now required. The ground floor flat is tenanted whilst the two upper floors are both vacant.

The property is situated just off the main High Street in a pleasant and popular residential area.



GROUND FLOOR FLAT (NUMBER 7): TENANTED

Large Entrance Hall:
Lounge: 15'9" x 11'9"
Bedroom 1: 14'3" x 7'1"
Bedroom 2: 10'6" x 14'6"
Bedroom 3: 10' x 12'
Kitchen: 14' x 11'6" with sink and fitted cupboards
Bathroom: with bath, wash hand basin and WC.

Large Cellar beneath:

TENANCY: Let to Mr & Mrs White at a rental of £286.00 per quarter, exclusive, which is the full Fair Rent assessment effective from September 1983. Tenants pay rates. A new Fair Rent Assessment can be made in September 1985.

RATEABLE VALUE: £143 (Shepway District Council).

FIRST FLOOR FLAT (NUMBER 5A): VACANT

Entrance Hall:
Lounge: 14'6" x 11'6" with tiled fireplace and hearth.
Bedroom 1: 12'9" x 10'4"
Bedroom 2: 14'6" x 11'7"
Bedroom 3: 10' x 12' with Briquette fireplace and hearth.
Kitchen: 15' x 12'6" with sink and fitted cupboards.
Bathroom: with bath, wash hand basin and WC.

RATEABLE VALUE: £157 (Shepway District Council).

SECOND FLOOR FLAT (NUMBER 5): VACANT

Entrance Hall:
Lounge: 15' x 13'3" with tiled fireplace and hearth.
Bedroom 1: 12' x 10'6"
Bedroom 2: 10' x 12'9"
Kitchen: 14'9" x 10' with sink unit, with bath, wash hand basin and WC.

RATEABLE VALUE: £140 (Shepway District Council).

VIEWING:
5 & 5a
Bartholomew Street: Keys from Auctioneers' Office: 16 High Street, Hythe, Kent. Telephone: Hythe 67473.
7 Bartholomew Street: By courtesy of the tenants.

FREEHOLD and with PART VACANT POSSESSION

As had previous owners, Mackeson & Co also owned the cottage in Three Posts Lane which is attached to the rear of 'Brewery Buildings', but sold the property in 1958; it is now owned by the English Churches Housing Group, Leicester.

Attached is a copy of relevant entries in the auction catalogue when 'Brewery Buildings' was sold in 1985 by Messrs Whitbread Fremlins' to the Thor Property Co Ltd of Old Hall, Petham the address of the Secretary, P Loxton Edwards. After some refurbishments, Thor sold to the first leaseholders, the Conditions of Sale included the Covenants forbidding the sale of alcohol and use as a Club! Loxton Edwards himself became the freeholder early in the 1990s; he made unsuccessful attempts to convert part of the basement into a studio flat.

In April 2000, after failing to sell at auction, Loxton Edwards sold the historic basement and freehold to the then leaseholders, Mrs Elsie White (5), David & Evelyn Paton (then of Croydon) (5a) and Matt and Ann O'Driscoll (of Aldington) (7 which they let).

This is a letter sent to David Paton
by the late Chris White, in August 2000

I started at Mackesons, then owned by Whitbreads, in 1935, they tell me that the Brewery used the basement to store fodder for the horses in the 1920s.

In 1951 an old lady, widow of a pensioner who was tenant of No5, died. I put in for the tenancy and moved in at a rental of 10 shillings a week, with a garage at the Dukes Head for my company car. Only three people had cars of the total workforce of 250 people.

I took up seven layers of lino in the hallway and the front rooms, the bottom one of which was oil cloth with a pattern before cork lino had been invented? The rag-stone wall to the garden was badly damaged as the tenant on the first floor, who was the transport manager, had arranged each year for the draymen to deliver 3 tons of coal by throwing it over the wall. I repaired the wall and laid a path from the gate to the stairs to the basement, the last bag was past its best and did not set perfectly, as you may have noticed.

The concrete stand for the dustbins is 1 foot thick and 1 foot of hardcore so will survive for another 50 years.

Now for any knowledge I have of the building, I believe that the staircase was formed when it was decided to house the key staff who came from the Jude Hanburys Brewery in Canterbury, and turn it into flats. The Mackeson family sold out to Simonds of Reading in about 1925, they would not sell to a London brewer because they had always feared that from their early days that any opposition would prove their financial downfall. It was a permanent dread in all their correspondence. But

Simonds sold out to Whitbreads in a very short time. Incidentally, I lodged the Mackeson papers, which I saved from destruction, with the newly formed County Archivist in 1955. I have a precise of their contents which contains deeds dating from 1464 and letters from 1791, nothing about the Prince of Prussia or in the Mackeson Story written up for the Tercentenary in 1969 which was probably never printed because the Brewery closed down.

A few weeks ago I saw an item on TV explaining that in the 1840s it was the height of fashion for ladies hair styles to be very high and with this in mind and bearing in mind that if Officers were using the house they would have been wearing very tall Hats.

The doors would have been tall enough to accommodate them.

I read somewhere that the Prince of Prussia passed through Hythe when returning home and I think he may have attended a Guest night at the School of Musketry.

I wonder who obtained the Beer Licence and built the house, it seems strange they would consider the Officers would drink only beer.

I know that the German Legion had accommodation in Hythe it was next to Newman's Warehouse, known as buggy row. I think they were ship wrecked on the way back from Portugal.

I remember seeing Portland Arms on the fascia of Blackman's fish shop next to the Dukes Head bridge many years ago. I remember writing up the history of the White Hart for the book produced by Whitbread and I also wrote up the history of the King's Head from material from the Hythe Town Minutes. Ron Gott who was the local photographer and I borrowed the town map by Thos Hill 1684 drawn on wrinkled pigskin and put it through his glazing machine and it came out smooth and perfect, to be printed in the booklet.

When I returned to Hythe at the end of the War after seven years service, a friend of mine who was archivist at Folkestone Library asked me to trace the stone tablet from the Swan which was taken down in 1940 in case it helped the Germans to find their way to London. It was stored at Longley's builders yard and I arranged for it to be cemented back into place at the Breweries expense.

There was a cart episode many years ago when a delivery book was found by the steps down from the church to Bartholomew Street, before there were any fencing. It transpired that during the night one of the drays was returning to Mackesons with the drayman asleep and the horse took him and the dray home via the steps and Bartholomew Street.

Brewery Buildings/Prince of Prussia
Additional note from David paton. October 2012

I had previously thought that the name 'Prince of Prussia' arose from the history of the early part of the 19th Century especially Waterloo in 1815, but on further research, it occurred to me that the name 'Prince of Prussia' was probably chosen because of the marriage in 1858 of Queen Victoria's eldest daughter, Princess Victoria, Princess Royal, Empress Victoria of Germany (b.1840-1901) to Prince Frederick of Prussia, later Emperor Frederick III of Germany.

I think the date, 1858, is the clue. Princess Victoria was said to be her father's favourite daughter and the first married, a major State occasion. The first known tenant of the 'Prince of Prussia', in 1859, was Carl Steinbeck who may have been a former member of the British German Legion recruited by the British Army during the Crimean War, stationed and discharged mainly at Shornecliffe Camp during 1855/6 - the German/Prussian Royal connection could well have appealed to Steinbeck. The Legion also camped out on the Roughs at West Hythe and in December, 1855 held a concert in Hythe Town Hall!

Brewery Buildings is a Grade II Listed Building and the official information dates the building as circa 1840, but I have always considered that was a little early as the Royal Staff Corps was disbanded in 1838 and the Barracks became run down until 1853 when the new School of Musketry took over. As I believe the beerhouse/pub was built with the troops in mind, the opening of the School not only 'saved' the Barracks, but would have boosted the number of troops in Hythe and hence the need for another pub!

I have always considered that the 'Prince of Prussia' was built in the mid 1850s, which would connect with the Royal Marriage in 1858 and the pub's first known reference in the Hythe Town archives in January, 1859.'