

Appendix 1

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FORMER ROYAL HOTEL

Location

85 NELSON PLACE WILLIAMSTOWN,
HOBSONS BAY CITY

| [← more](#) [more →](#) |

[Google Maps and Google Streetview](#)

Victorian Heritage Register (VHR) Number

H1770

Heritage Overlay Number

HO212



[1/3]

FORMER ROYAL HOTEL SOHE
2000



Level of Significance

Registered

->

Extent of Registration 1. All the building known as the Former Royal Hotel marked B1 on Diagram 608318 held by the Executive Director. 2. All the land marked L1 on Diagram 608318 held by the Executive ... [more](#)

Statement of Significance

What is significant?

The former Royal Hotel was built in 1890 following the demolition of an earlier building on the site. Publican Thomas de Wardt had the new hotel built by Henry Hick to a design by architect T Anthoness. It was de-licensed early in the 20th century and has been used as a boarding house ever since. The three-storeyed, red brick and stucco building is designed in the Anglo-Dutch (Queen Anne) revival style. The highly mannered facade, characterised by Flemish gables and a central bay surmounted by a rectangular brick panel and adorned with a cement garland, features distinctive stucco ornament.

How is it significant?

The former Royal Hotel has architectural and historical significance to the state of Victoria.

Why is it significant?

The former Royal Hotel is of architectural significance as a highly mannered and early example of the Anglo-Dutch (Queen Anne) revival style in Victoria. This move towards the red brick idiom in response to developments in England represents a move away from the rendered Italianate expression favoured in Victoria for hotel design and a change in the characteristic corner location. The former Royal Hotel is one of the most richly ornamented and highly mannered examples of red brick hotels in Victoria. Noteworthy features include the elaborate and picturesque treatment of its parapeted gables; twin-arched doors flanking a wider arched bar window with coloured glass; stylised columns; carved scrolls, garlands and pilaster capitals with cherub faces; and elaborate, iron balconettes with Art Nouveau-inspired sunflower motifs. Much of the original internal fabric remains, although hotel elements such as bars have been removed. The original billiard room retains its patterned lantern roof and round, porthole-like windows which pivot open. Other original elements include architraves and the central stair, although the last flight has been altered.

The former Royal Hotel is of historical significance for its associations with the slum abolition movement of the 1930s. It was cited in the First Progress Report of the Housing Investigation and Slum Abolition Board in 1937 as one of the most notorious and squalid examples of a de-licensed hotel used for boarding-house accommodation. Built as superior hotel accommodation and described in the contemporary press as a splendid hotel and an ornament to the town, the building symbolises the rise and decline of a once grand hotel and demonstrates the fate of many de-licensed hotels.

Year Construction Started 1890

Architectural Style Victorian Period (1851-1901) English Queen Anne Revival

Heritage Act Categories Heritage place

Municipality HOBSONS BAY CITY

(Build 101 (27229) / 12/09/13 - 85335 places Online) [Terms and Conditions](#)

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Appendix 2

Eastern Hill Hotel

Location

77 Victoria Parade FITZROY, YARRA CITY

[Google Maps and Google Streetview](#)

File Number

B0172

Level of Significance

State

For further details go to the [National Trust website](#)

Statement of Significance

A two storied Hotel designed by Robert Russell, built in 1853 and altered in 1866. As the Belvidere Hotel it was the headquarters of the successful Eight Hour Movement in March - April 1856. First Classified 17/07/1958

Municipality YARRA CITY

(Build 101 (27229) / 12/09/13 - 85335 places Online) [Terms and Conditions](#)



[1/1]

B0172 Eastern Hill Hotel 77



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Appendix 3

ROCKBANK INN

Location

BEATTYS ROAD ROCKBANK, MELTON CITY

| [← more](#) [more →](#) |

[Google Maps and Google Streetview](#)

Victorian Heritage Register (VHR) Number

H1933

Heritage Overlay Number

HO10



[1/11] ROCKBANK INN SOHE 2008



Level of Significance

Registered

-%>

Extent of 1. All of the land marked L1 on Diagram 1933 held by the Executive Director. 2. All of the Registration structural remains of the Rockbank Inn, together with all associated archaeological ... [more](#)

Statement of Significance

What is significant?

The remains of the Rockbank Inn comprise three ruinous bluestone structures, believed to have been the hotel, a store building and a stable. These remains are located next to the remains of Beatty's Bridge on Kororoit Creek, and on Beatty's Road, formerly one of the main roads to Ballarat from Melbourne. In the 1850s diggers on their way to the gold fields frequented the Rockbank Inn.

The earliest section was possibly constructed c1853 for Melbourne wine and spirit merchants James Stewart and John 'Como' Brown, when they acquired the land from pastoralist William Cross Yuille. Stewart and Brown owned several hotels in Victoria and Brown was a noted builder in Melbourne in the 1840s. However the earliest section of the inn may have been part of Yuille's improvements when he sold his pre-emptive right to Stewart and Brown in 1853.

The only definite date of construction is 1855, when architect Charles Laing designed bluestone additions to the hotel for John Gray. Gray owned the inn from c1855 until sold by his trustees in 1870.

There are contemporary accounts of visits to Rockbank Inn in c1854 by William Kelly, Irish author and barrister and in the same year a stopover by a troop of soldiers marching along the Ballarat Road to face the Eureka rebels. These were members of the 12th and 40th foot and gun parties for HMS Electra and HMS Fantome.

The inn later became a residence, and was occupied continuously for about 90 years by the Beattie family before being finally abandoned in c1960.

How is it significant?

The Rockbank Inn site is of archaeological and historical significance to the State of Victoria.

Why is it significant?

The Rockbank Inn site is archaeologically significant for its demonstrated ability to provide information about the occupation and usage of the inn during the nineteenth century. The site has a high potential to produce artefacts relating to its mid to late nineteenth century occupation. The archaeological process has a potential to produce more information about the method of construction and materials used during the various building phases of the inn.

The Rockbank Inn site is historically significant for its associations with diggers on their way to the gold fields around Ballarat, and with the soldiers involved in the suppression of the Eureka rebels in December 1854.

Year Construction Started 1852

Architectural Style Victorian Period (1851-1901) Georgian

Heritage Act Categories Heritage place; Archaeological place

Municipality MELTON CITY

(Build 101 (27229) / 12/09/13 - 85335 places Online) [Terms and Conditions](#)

Appendix 4

Aboriginal Significance of Pt Gellibrand

Site of Oriental Hotel is about 25 m from the original high water mark of the Yarra Yarra River which indicates land that aboriginal people regard as culturally significant and which should be protected by the Aboriginal Heritage Act and Regulations..

The documented historical research of the land and the culture of the Yalukit-willum clan who are people of the Kulin Nation, and belong to the Boon Wurrung Language Group Tribe, shows the importance of Pt Gellibrand Williamstown. The Aboriginal Place name for Williamstown - Koort-Boork-Boork – means clump of She Oaks. Pt Gellibrand, is known “as the site for ceremonial dances and tribal councils were held there to transact law and determine punishments for transgressors”.

There is evidence of gatherings of aboriginal people near a massive she-oak in the proximity of Cecil St and Nelson Place. The lithograph of Pt Gellibrand of 1854 shows the massive she-oak (Tabled item 1) . It was important as a Aboriginal message tree pre and post settlement. The message tree was later used by early european settlers. Research was documented by academic archaeologist and principal author Professor Ian D Clark in consultation with Aboriginal Tribal leaders in a book “Yalukit-willum, the First People of Hobsons Bay” published by Hobsons Bay Council. Professor Clark and the Boon Wurrung Elder Carolyn Briggs have written to us supporting the need for a Cultural Heritage Management Plan to enable protection of the cultural heritage.

On the subject site there were 7 wells of potable water pre 1865 . this shows a concentration of wells at greater density than anywhere else in Pt Gellibrand.

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Appendix 5

FYANSFORD HOTEL

Location

67 HYLAND STREET FYANSFORD, GREATER
GEELONG CITY

| [← more](#) [more →](#) |

[Google Maps and Google Streetview](#)

Victorian Heritage Register (VHR) Number

H0744

Heritage Overlay Number

H087



[1/4] FYANSFORD HOTEL SOHE 2008 

Level of Significance

Registered

-%>

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Extent of Registration Historic Building No. 744, Fyansford Hotel, 67 Hyland Road, Fyansford, to the extent of all of the buildings, with the exception of the recent bottle-shop addition (1988), and all the land in Allotments 1 and 2, Section 4, Town of Fyansford, Parish of Moorpanyal, County of Grant as listed in Memorial No. 510 Book 486, as shown hatched in the plan.

[*Victoria Government Gazette* No. G33 23 August 1989 p.2165]

Statement of Significance

The Fyansford Hotel, near the junction of the Barwon and Moorabool Rivers, marks one of the oldest river crossing places in Western Victoria. The hotel has important landmark associations with this historic district.

This two storey brick structure, a transitional colonial Georgian style hotel, was erected in 1854 for publican CB Dawson. The architect is unrecorded. The distinctive symmetrical fenestration and angled corner entrance, now enclosed, were characteristic mid-19th century features of public house architecture.

[*Source: Report to the Minister*]

Year Construction Started 1854

Architectural Style Victorian Period (1851-1901) Georgian

Heritage Act Categories Heritage place

Municipality GREATER GEELONG CITY

(Build 101 (27229) / 12/09/13 - 85335 places Online) [Terms and Conditions](#)

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Appendix 6

Victoria Guest House

Location

5 Tyers Street PORTLAND, GLENELG SHIRE

[Google Maps and Google Streetview](#)

File Number

B0880

Level of Significance

State

For further details go to the [National Trust website](#)



[1/2]

B0880 Victoria Guest House



Statement of Significance

The Victoria Guest House was erected in 1853 for James Kitson who subsequently sold to John Harris. In 1854 Kenneth McKenzie acquired the property and, after obtaining a publican's licence in 1856, opened this substantial two storey Colonial Georgian style building as the "Family Hotel". In 1864 this bluestone structure became a boarding house.

The history of the Victoria Guest House remains largely undocumented. The structure is one of Portland's earliest constructed hotels and a typical Colonial Georgian style design of the first years of settlement in Victoria. The regularly fenestrated axial composition, with modest string course and central entrance, is virtually without adornment. The guest house has functioned in the original role, providing accommodation since 1864.

Classified: 12/05/1958

Municipality GLENELG SHIRE

(Build 101 (27229) / 12/09/13 - 85335 places Online) [Terms and Conditions](#)



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Appendix 7

LONDON INN

Location

93 BENTINCK STREET PORTLAND, Glenelg Shire

|  more more  |

[Google Maps and Google Streetview](#)

Victorian Heritage Register (VHR) Number

H0237

Heritage Overlay Number

HO66



[1/3] LONDON INN SOHE 2008 

Level of Significance

Registered

-%>

Extent of *Town of Portland*. No. 237. London Inn, 93 Bentinck Street, Portland. [*Victoria Registration Government Gazette* No 100 Wednesday, October 9 1974 p.3649]

Statement of Significance

What is significant?

In December 1800, Lieutenant James Grant on board the *Lady Nelson* sighted a wide bay which he named Portland Bay after a Secretary of State, the Duke of Portland. The bay had an abundance of seals and whales and by the early 1830s, sealers and whalers had established a whaling station and trading port on the bay. As the richness of the pastoral hinterland became apparent, other settlers, led by the pioneering Henty brothers, took up land in the area. It became apparent that the combination of fine grazing land, the substantial numbers of whales and seals and a good sheltered harbour made the location an outstanding prospect for a permanent township. On the favourable advice of Foster Fyans, the Police Magistrate for Geelong, the government commenced the set out of a new township in 1840.

The London Inn has long been considered a landmark in the town. The current building comprises the two-storey corner building [possibly originally single storey in the mid 1840s but in this form before 1853], a former billiard room on Bentinck Street [1855], and the former assembly rooms on Julia Street [1862].

The London Inn occupies a corner site that was an important meeting spot from an early period in the town's development. One of Portland's prominent early settlers, Stephen G. Henty, purchased the site from the Crown in October 1840 for £1100 and built a single storey building on it in 1844. Henty sold the property to publican John Wiggins who transferred his license to this site from an earlier London Inn in Gawler Street. The hotel became a favoured place for shipping passengers staying in Portland and also became a favourite meeting place for sporting clubs. In an October 1854 advertisement, William Douglass stated that he had now completed 'an addition to his bed room accommodation' at the London Inn. In November 1855, Douglass announced his intention to erect a billiard room adjacent to the hotel in Bentinck Street to house a billiard table purchased from the estate of the licensee of the Portland Inn. In 1856, the London Inn served as the venue for the first meeting of the Portland municipal council. In 1862, licensee John Pilven added a large two storey London Assembly Rooms with a dining room on the ground floor and assembly rooms on the upper floor was added adjacent to the hotel on the Julia Street frontage. A carriageway at street level gave entry to the hotel yard. The designer of the assembly room building was Daniel Nicholson, an architect of whom little is known. The assembly rooms building opened on New Years Night 1863 with a ball held under the patronage of the Forester's Lodge. The construction of the building reflected a period of continuing prosperous trading activity at Portland and became an important meeting place for merchants, traders and local organizations.

The hotel, sometime later known as the London Hotel, passed through a number of ownerships and occupancies before the license was terminated by the Licenses Reduction Board in 1922. The building became a guest house (operating as the London Guest House), benefiting from Portland's popularity as a popular seaside holiday destination. The building was converted to commercial use sometime after the 1960s.

How is it significant?

The London Inn at Portland is of historical and architectural significance to the State of Victoria.

Why is it significant?

The London Inn is of historical significance for its associations with the early history of Portland and for its important contribution to the large collection of historic buildings in this early seaport town. The hotel has been, since the first years of Victorian settlement, a favourite meeting place in Portland. The hotel has significant historical associations with early Portland as the venue for the first meeting on 5 February 1856 of the newly-constituted Portland Municipal Council. The construction of the Assembly Rooms building in 1862 is a reflection of the confidence shown in the continuing commercial growth of Portland

The London Inn, Portland, is of architectural significance as a representative example of a Victorian Georgian style hotel. Georgian styles remained strong in Portland into the 1850s owing to the dominance of architectural influences from Tasmania, where the majority of early settlers had originated.

[Online data upgrade project 2005]

Year Construction Started 1842

Architectural Style Pre-separation Colonial Georgian 1836-50

Heritage Act Categories Heritage place

Municipality GLENELG SHIRE

(Build 101 (27229) / 12/09/13 - 85335 places Online) [Terms and Conditions](#)

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Appendix 8

Former Oddfellows Hotel

Location

33-39 Little Lonsdale Street, MELBOURNE,
MELBOURNE CITY

| ← more more → |

[Google Maps and Google Streetview](#)

File Number

B5257

Level of Significance

Local



[1/1]

B5257 Oddfellows Hotel



For further details go to the [National Trust website](#)

Statement of Significance

A two-storey corner hotel built in 1853 incorporating an earlier two-storey house. The first licensee in 1853 of the Oddfellows Hotel was a Frederick Pearce. From the late 1890s the hotel function was reduced and the rear rooms were used by Chinese cabinet makers until, in 1912, it was de-licensed and sold to Cheok Hong Cheong, a cabinet maker. It remained in that use until 1948 when it was acquired by the Commonwealth of Australia. The building is almost entirely intact externally (including many signs) and is a most evocative remnant of the poorest quarter of 19th century Melbourne, illustrating not only the early social life in the area but also its later takeover by Chinese merchants stigmatised in the wealthier part of the city.

Classified: 01/10/1987

NB: See also B2818 Commonwealth Government Owned Buildings.

Municipality MELBOURNE CITY

(Build 101 (27229) / 12/09/13 - 85335 places Online) [Terms and Conditions](#)

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Appendix 9

Oriental Hotel (Former)

Location

55 Nelson Place WILLIAMSTOWN, Hobsons Bay
City

| [← more](#) [more →](#) |

[Google Maps and Google Streetview](#)

Heritage Overlay Number

HO211

For further details, contact the local council or go to [Planning Schemes Online](#).

Precinct

Government Survey Heritage Precinct

[1/1]



Oriental Hotel (former),



Level of Significance

Incl in HO area contributory

Statement of Significance

What is Significant?

The former Oriental or Builders Arms Hotel, constructed c.1871, at 55 Nelson Place, Williamstown.

How is it Significant?

The former Oriental or Builders Arms Hotel at Nelson Place, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, the hotel is significant as one of a number along Nelson Place in proximity to the waterfront, which demonstrates their important role in the early development of the town and the importance of Nelson Place as the commercial heart of Williamstown during the mid to late nineteenth century. It also illustrates how hotels were upgraded following changes to licensing laws during the late nineteenth century, which required hotels to have a certain number of rooms of minimum dimensions to be licensed. (AHC criteria A4 and D2)

Aesthetically, although altered, it is significant as a rare example of a three-storey corner hotel that relates to other similarly sited nineteenth century hotels in the Nelson Place and Government Survey Heritage Precincts. (AHC criteria B2 and E1)

History

Thematic history

Barnard (1999) notes that:

Hotels in the nineteenth century were essential for providing accommodation and sustenance for travelers, as well as meeting places for locals.

In a thriving port, visited by any number of sailors and travelers, it is little wonder that hotels proliferated in the 1850s and 1860s and there were also plenty of working men attached to the railways, port and dockyards who needed to slake their thirst at the end of the day.

..it is little wonder that a guide to Williamstown published in 1904 boasted that "probably in few towns in the States [of Australia] is there better or cheaper accommodation for visitors than in Williamstown".

Specific history

There has been a hotel on this site since 1856 when the original 'Barkly Arms' was erected - Evans (1969) notes that it was "accused of being a disorderly house in 1860"[1]. This hotel was destroyed by fire c.1870 and the present much larger building was erected shortly afterwards. The rate book description by 1870-71 was a 16 room brick hotel with a Net Annual Value of £110. The description remained the same until 1888-89 when the number of rooms increased by 6 and the NAV had increased to £198.[2]

The upgrading of the hotel in the 1880s followed the introduction of new licensing laws in 1877 that required hotels to have a certain number of rooms of minimum dimensions to be licenced.[3] It was renamed the 'Oriental' in 1881.

Unusually, the hotel remained in family ownership well into the twentieth century at a time when many larger hotels were being acquired by major breweries such as the Carlton and West End company. The Murphy family were long term owners during this period.[4]

[1] Evans, *Port of Many Prows* p.71

[2] Williamstown Rate Books 1870-71 (24), 1888-89 (20)

[3] *Williamstown History Kit* 10b Hotels and Breweries

[4] Williamstown Rate Books

References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

Evans, WP (1969) *Port of Many Prows*

Williamstown Rate Books 1870-71 (24), 1885-86 (24), 1888-89 (20), 1890-91 (23), 1895-96 (22)

Williamstown City Library (1987) *Williamstown History Kit*

MMBW c.1905 Detail Plan No. 47

Description

The former Oriental Hotel is a three storey stuccoed brick building on a corner site, which is constructed to both street frontages. The present verandah is not original: A c.1870 photo shows the building without a verandah. External Integrity and condition Integrity - Low. Condition - Poor. Context The former Oriental Hotel occupies a prominent corner site in Nelson Place - although now relatively ... [more](#)

Heritage Study	Hobsons Bay - Hobsons Bay Heritage Study, Hobsons Bay City Council, 2006
Year Construction Started	1888
Architectural Style	Victorian Period (1851-1901)
Municipality	HOBSONS BAY CITY

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