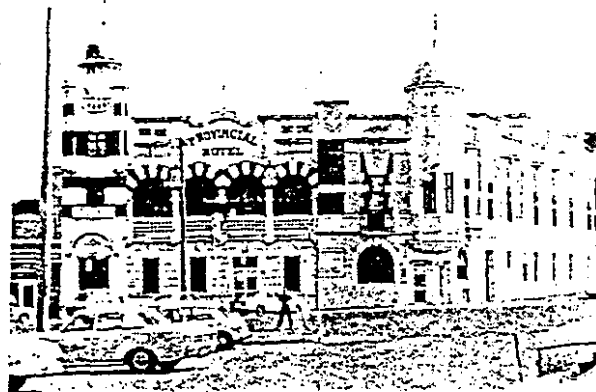


BUILDING TITLE **PROVINCIAL HOTEL**
LOCAL GOVERNMENT AREA **CITY OF BALLAARAT**

NATIONAL ESTATE PROJECT No.
DOCUMENTATION OF LISTED HISTORIC BUILDINGS IN VICTORIA

DESIGNATION H.B.P.C. REGISTER No. **432** NATIONAL TRUST FILE No.

BUILDING TYPE **HOTEL**
BUILDING NAME **PROVINCIAL HOTEL**
STATE **VICTORIA**
LOCAL GOVT AREA **CITY OF BALLAARAT**
STREET **LYDIARD ST. NTH. No. 123**
SUBURB/TOWN **BALLARAT CBD**
CITY **BALLARAT** POSTCODE **3350**
RURAL
NEAREST CENTRE Km.



TITLE REFERENCE Vol Fol
DIRECTORY
NEGATIVE FILE **FILM 2 / FRAME 10**

PHOTOGRAPHIC ILLUSTRATION
DATE OF SURVEY/INSPECTION **JULY 1978**

OWNERSHIP ORIGINAL ESTATE OF LATE W. IRWIN
PRESENT **RINGHOM NOMINEES PTY. LTD.**
ADDRESS **41-121 LYDIARD ST. NTH.**

ARCHITECT/PRACTICE **P. S. RICHARDS**
BUILDER
ARTISANS/TRADES

TENDERS REFERENCE
DATE OF CONSTRUCTION **1909**
ESTIMATE/CONTRACT VALUE
ALTERATIONS/ADDITIONS **LIMITED ALTERATIONS L.H. VERNON**

BUILDING CITATION

The Provincial Hotel was built in 1909, the architect was P.S. Richards. The building is a superb example of Edwardian flamboyance on a large scale. It is of particular note for the towers and two pointed domes with Art Nouveau finials, and the striking loggia with dramatically banded brickwork.

The contrasting use of red brick and render is a major and striking decorative element.

Externally it is substantially intact, although the vaulted canopy over the residential entrance has been removed and all entrance doors replaced.

This building is of major importance as a large scale and flamboyant Edwardian building. It is rich in excitement, both in materials and forms, and is a unique building on a statewide basis. Its scale, design and corner location make it an important corner streetscape element.

RECOMMENDATIONS

This building should be retained on the Historic Buildings Register, be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).

DOCUMENTATION SOURCES

- 01 GOVERNMENT RECORDS
- 02 LOCAL GOVERNMENT RECORDS
- 03 ARCHIVES/CATALOGUES
- 04 ARCHITECTS INDEX
- 05 ARCHITECTURAL DRAWINGS/ILLUSTRATIONS
- 06 PHOTOGRAPHIC RECORDS
- 07 NATIONAL TRUST FILE/ HISTORIC BUILDINGS PRESERVATION COUNCIL FILE
- 08 PRIVATE RECORDS
- 02 BUILDING SURVEYORS PERMIT BOOK 1884-1915
- 05 VERNON COLLECTION PLANS SHOWING ALTERATIONS
BY W. H. VERNON
- 06 ALBUM OF NEWSPAPER CUTTINGS BALLARAT LIBRARY 917.45
SHOWS REMOVED CANOPY
- 07 [^]CURVED ROOF OVER LYDIARD ST MAIN DOOR
LIBRARY PHOTO IN OLD PUBLICATION
SIMILAR TO BALLARAT ILLUSTRATED

BIBLIOGRAPHY

- 1. COLE COLLECTION, SLV.
- 2. HARGREAVES, "BALLARAT HOTELS", TYPESCRIPT, BALLARAT LIBRARY, P.72.
- 3. BALLARAT AND VICINITY 1894, P.98

ASSESSMENT OF LISTING

CONDITION/INTEGRITY OF BUILDING SUBSTANTIALLY INTACT

SIGNIFICANCE OF BUILDING

LANDSCAPE/STREETScape/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED
AREA A1.1

DOCUMENTATION JACOBS LEWIS VINES ARCHITECTS 175
DATE SEPTEMBER 1978

PROVINCIAL HOTEL, 123 LYDIARD STREET NORTH

BUILDING ANALYSIS AND DESCRIPTION

The first Provincial, also known as Irwin's Hotel, was situated across what is now the railway line. This was a small timber hotel established in 1854¹ by William Irwin. Irwin was continuously a landlord of this and other Ballarat Hotels from 1852 until his death in 1893. When the extension of the Western Railway System was constructed, the hotel was moved to the corner of Ararat Street alongside the Sovereign Hotel. The two hotels amalgamated to form the new Provincial Hotel which opened on 28 December 1872. A serious fire damaged this hotel on 21 February 1890.

The extant Provincial Hotel was built on the site of the timber hotel in 1909², the architect being P.S. Richards who later formed the partnership Richards and Coburn.

This building is delightfully flamboyant yet quite clumsy Edwardian design of many mixed elements. The design uses face red brick and cement mortar in a strongly decorative manner. On the left hand side there is a square tower with domed corner turrets separated by a typically Edwardian sagging openwork form, from which "hangs" an exaggerated keystone to the window opening below. The tower is terminated by a central drum with a pointed dome and finial. Adjoining the tower is a recessed loggia behind a banded arcade which is pinched at the springing line. This is supported by slightly corbelled ionic columns between which curved perforated pattern Edwardian balustrades project. There are a series of square window openings beneath with heavily drafted courses and voussiors. In the next bay a Romanesque arched window at ground floor level is surmounted by a narrow rectangular opening with an Art Nouveau iron balconette and flat head treated in the form of exaggerated narrow voussiors. Over the obtuse corner is a polygonal turret cantilevered out above an ionic shaft between two entrance doors and capped again by a pointed dome with an Art Nouveau finial.

1. *Ballarat and Vicinity* 1894, p.98.

2. Building surveyors permit book 1884-1915.

PROVINCIAL HOTEL, 123 LYDIARD STREET NORTH (contd.)

BUILDING ANALYSIS AND DESCRIPTION

The side elevation to Ararat Street is treated less flamboyantly, but with banded arched windows in the upper level with steep keystones and other decorative motifs.

Externally the building is substantially intact, the render has been painted, but the contrasting face red brick has been retained. There are new entrance doors. The leadlight bar windows have survived, but the cast iron barrel vaulted entrance portico has been removed from the residential entrance. This featured a decorative semicircular openwork infill.³

The interior has few surviving original features. Some later work was undertaken by L.M.Vernon for the requirements of the Liquor Control Commission.

This building is of major importance as a large scale and flamboyant Edwardian building. It is rich in visual excitement, both in the use of materials and forms and is a unique building on a statewide basis. It makes an interesting comparison with the George Hotel built only seven years earlier. Its scale, design and corner location make it an extremely important corner streetscape element. Its recent addition to the Historic Buildings Register is well justified.

3. Album of Newspaper Cuttings Ballarat Library, 919.453 shows canopy clearly.