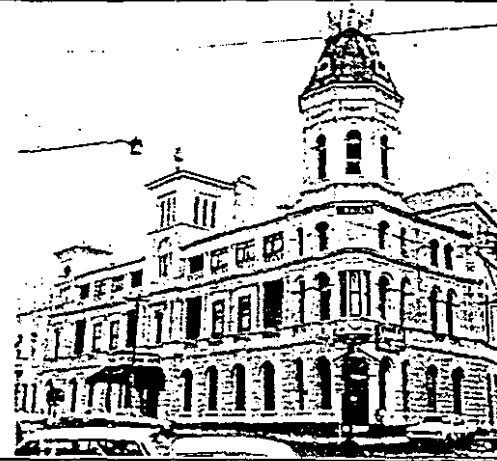


BUILDING TITLE CRAIGS ROYAL HOTEL
 LOCAL GOVERNMENT AREA CITY OF BALLAARAT

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

DESIGNATION H.B.P.C. REGISTER No. 111 NATIONAL TRUST (C) FILE No.

BUILDING TYPE HOTEL
 BUILDING NAME CRAIGS ROYAL HOTEL
 STATE VICTORIA
 LOCAL GOVT AREA CITY OF BALLAARAT
 STREET LYDIARD ST. 5TH No. 10
 SUBURB/TOWN BALLARAT C.B.D.
 CITY BALLAARAT POSTCODE 3350
 RURAL
 NEAREST CENTRE Km.



TITLE REFERENCE Vol Fol
 DIRECTORY
 NEGATIVE FILE

PHOTOGRAPHIC ILLUSTRATION
 DATE OF SURVEY/INSPECTION JULY 1978

OWNERSHIP ORIGINAL THOMAS BATH / 1852; PURCHASED BY W. CRAIG / 185
 PRESENT ARRANDALE PROPERTIES PTY. LTD.
 ADDRESS "ARRANDALE" MUIRS REST, 3352.

ARCHITECT/PRACTICE 1862 - C.D. CUTHBERT; 1889 - JAMES & PIPER
 BUILDER
 ARTISANS/TRADES

TENDERS REFERENCE
 DATE OF CONSTRUCTION 1862; 1889; 1890; 1873 (STABUN4)
 ESTIMATE/CONTRACT VALUE
 ALTERATIONS/ADDITIONS 1901 INTERIOR REDECORATED & PORCH ADDED

BUILDING CITATION

This hotel, constructed in various stages, is of major significance both architecturally and historically. The site was the first to be sold in Ballarat and in May 1853 Thomas Bath constructed a single storey timber building. A second two storey timber section was added at the end of 1853 which existed until 1890, when the extant corner tower section was constructed to the design of James & Piper Architects. This later section, apart from the tower, echoes the earlier building of 1862, constructed to the design of C.D. Cuthbert after the original single storey timber hotel was destroyed by fire. In 1901 the interior was redecorated and the cast iron porch added.

Externally the building is substantially intact, apart from the infilled loggias on the first and second floors. The south 1862 wing is essentially of Italianate design with square towers and recessed loggias, but with other architectural influences - Lombardic Romanesque arcaded corbel tables, Palladian lunettes, Greek Revival square columns and more formal Renaissance Revival window motifs, balustrades and arcaded ground floor. Internally the stairwell, dining room and bar off Bath Lane are substantially intact, and the upper floors have some intact cornices and doors and joinery. The building forms an extremely important corner streetscape element to the Lydiard Street precinct and is in good condition. The design of this hotel is unique to the State of Victoria.

RECOMMENDATIONS

It is recommended that this building be retained on the Historic Buildings Register, 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 B.C.C BUILDING PERMITS BOOK:
20.3.1901 - Molloy & Smith Architects, verandah (plans not paid for).
Probably the cast iron entrance portico.
28.3.1901 - Drawing submitted for above; application for erection.
12.6.1934 - Permit granted for re-erection of wooden cottage in Botanic Garden
- 05 VERNON COLLECTION, BALLARAT:
1873 - Drawings by Edward James for stabling in Bath Street for Camp Hot
1876 - Drawings by James & Creber; conversion of part of hotel into a c
1886 - Drawings by E.James & Co. for bathrooms and closets.
1889 - Drawings by James & Piper; buildings Craig's Hotel for W.Bentley
29.1
- 06 LA TROBE LIBRARY, STATE LIBRARY OF VICTORIA
J.Feldheim *Victoria Old & New Baths Hotel*, sketch of first building.
Lydiard Street 1859 showing Baths Hotel MC4 DRI ENV5 H6782.
Craigs Royal Hotel, taken during the Duke of Edinburgh's visit 1867
MC4 DRI ENV3B 81626.
Craigs Hotel c.1870 MC4 DRI ENV2A H1757.
Early Postcard, Craigs Hotel Ballarat, G.Seward Proprietor (shows comple
Early photo in Craigs Hotel. hot
Ballarat Illustrated c.1920 - early photo p.66.
Refer references 3 and 4 under Bibliography below.
- 07 NATIONAL TRUST, BALLARAT - NOTES ON HISTORY OF HOTEL.
08 LIQUOR CONTROL COMMISSION RECORDS.

BIBLIOGRAPHY

1. *Argus* 19.10.1857, p.8. Robertson & Hall call tenders for erection of 17 rooms, new wing of Baths Hotel.
2. *Australian Builders and Contractors News* 6.4.1889, p.336.
3. *Ballarat and District in 1901* Melbourne 1901. Photos of exterior and interior of dining room.
4. *Building Engineering & Mining Journal* 2.3.1901 - illustration shows no vera:
5. *Courier* January 1963.
6. Hargreaves J. "Ballarat Hotels Past & Present".
Typescript, January 1943. Held at Ballarat Regional Library, p.2.
7. Little W. *Ballarat's Birth 1837* published 1904.
8. Pamphlet, "History of Craigs Royal Hotel".
9. *Star* 18.6.1862; 24.6.1862.
10. *Times* 19.5.1855.
11. Withers, W.B. *The History of Ballarat* Ballarat 1887 (2nd Ed.) p.53.

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 DATE SEPTEMBER 1978

CRAIGS ROYAL HOTEL - 10 LYDIARD STREET SOUTH

BUILDING ANALYSIS AND DESCRIPTION

This hotel was constructed in various stages, and has an interesting history associated with its development. The site was the first to be sold in West Ballarat. It was purchased by Thomas Bath in November 1852, and by May 1853 he had constructed the first hotel on the site, a single storey building of timber brought from Geelong¹. In July 1853 he was granted the first hotel licence in Ballarat and the hotel became known as the "Ballarat" though would appear to have been commonly known as "Baths". At the end of 1853 work began on the two storey timber northern section² which existed until replaced by the extant corner tower section in 1890. The existing cellar could possibly date from the 1853 building. In 1857 the hotel was purchased by Walter Craig, who appears to have had plans to extend the hotel³. However, in 1859 the original single storey section burnt down. In 1862 the existing south wing was built to the design of Architect C.D.Cuthbert⁴. The *Ballarat Star* of the 24th June 1862 described this new building as follows:

"Mr. Walter Craig, his house, long known as Baths Hotel... has now mainly been rebuilt from the foundations in the most sumptuous style, under the superintendence of Mr. C. O. Cuthbert, the architect. The building, quite palatial in dimensions and character is erected in the Italian style of architecture and consists of three stages of substantial brickwork handsomely cemented. The basement contains the main entrances, and the upper floors open upon recessed verandahs, sustained by graceful columns and pilasters. The building now just completed is but half of the general design, which when completed will exhibit a street facade of little short of 150 feet.

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1. Visible in early photo J. Feldheim, *Victoria Old & New*, Baths Hotel sketch of first building.
 2. Visible in early litho 1859 SLV, MC4 DR1 ENV5 H6782.
 3. *Argus* 19.10.1857. Robertson & Hale call tenders for erection of 17 rooms, new wing of Baths Hotel.
 4. *Ballarat Star* 24.6.1862.



This view of Lydiard Street in 1859 shows Craig's Hotel with the first wing (1853) behind a 'Turkish' canopy and the two storey, apparently prefabricated timber section of late 1853. At the left of the photo is a two storey building, now the only extant building shown in this picture (see 42 Lydiard Street).

(photograph: H6782 LaTrobe Library)

BUILDING ANALYSIS AND DESCRIPTION

The architects plan includes a central tower or campanile of 60 feet and side towers of an elevation a little less. Of these, the centre and one side tower with the intervening building have been completed, and the architect, we believe has instructions to hold himself in readiness to proceed with the remainder..... The whole structure irrespective of fittings has cost about £4,6000." 5

However, there was a substantial time lag before the later stage was constructed. In 1867, the hotel was used by Prince Alfred, the Duke of Edinburgh during his visit⁶, and in 1867-68, Adam Lindsay Gordon conducted the livery stable connected to the hotel. The cottage in which he lived was moved to the Botanical Gardens in 1934 as a memorial to the poet.⁷

In 1889 the western portion of the hotel in Bath Lane was added (architect unknown) and in 1890 the corner tower section was added for the proprietor William Bentley, to the design of James & Piper Architects.⁸ This did not follow the original scheme as proposed by Cuthbert, but instead broke the symmetry of the facade with a higher elaborate eclectic octagonal corner tower, surmounted by a widow's walk. The facade elements sympathetically echoed the earlier building with a continuation of the banded base course with exaggerated voussoirs and the paired ionic columns and balustrading to the first and second floors.

In 1901 the cast iron portico was added to the Lydiard Street elevation to the design of Smith and Malloy Architects, and the interior was remodelled.

5. *ibid.*

6. Early photo SLV, MC4 DRI ENV3B 81620 taken during the Duke's visit, shows hotel decorated.

7. B.C.C. Building Permits book 12.6.1934 - permit granted for re-erection of wooden cottage in Botanical Gardens.

8. Vernon Collection, Ballarat. Drawings held dated 29.11.1889.

CRAIGS ROYAL HOTEL - 10 LYDIARD STREET SOUTH (contd.)

BUILDING ANALYSIS AND DESCRIPTION

This building is of great architectural importance. The south wing of 1862 is essentially an Italianate design with square towers and recessed loggias in the upper floors, but with hints of Lombardic Romanesque in the pilaster strips and arcaded corbel tables of the towers; of Palladianism in the lunettes below; of the Greek Revival in the square columns of the upper loggia; and of the more formal Renaissance Revival in the hooded windows, balustrades and arcaded ground floor. The design originally intended to be symmetrical, but the 1889-90 corner extension, while partially matching this work, terminates in a grand tower with a steep roof and widow's walk in an unresolved Franco-Italianate manner.

The interior has some intact elements surviving. The downstairs foyer has been altered, but the stairwell is intact with an elegant angled staircase. In the dining room the original pilasters with elaborate Corinthian capitals remain. The bar opening on to Bath Lane has a large intact timber bar display. In the upper floor there are some intact cornices, doors and joinery.

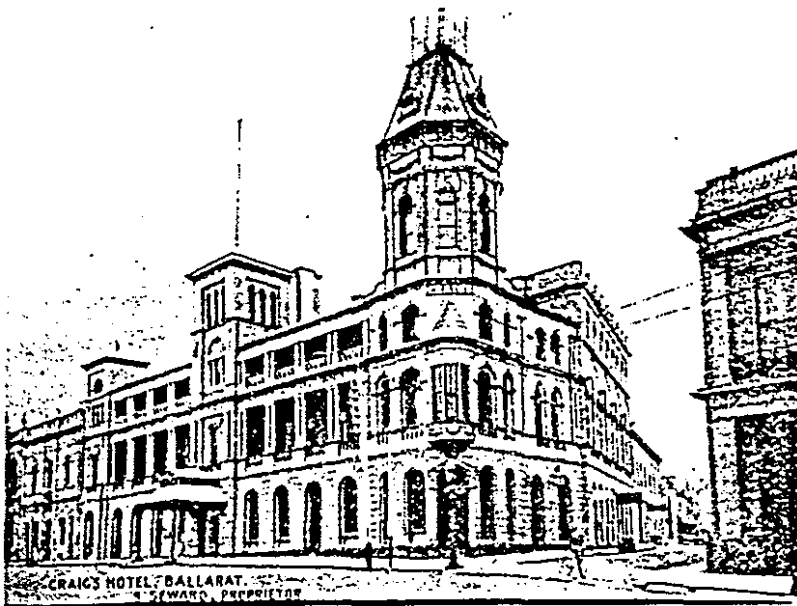
The exterior of the hotel is substantially intact, apart from the infilled balcony on the upper floors. The external doors have been replaced.

This building is very significant. The earlier 1862 section is reminiscent of work by Charles Webb in Melbourne (in particular Wesley College of 1866), and is representative of eclectic Italianate architecture popular during this period. The later 1890 corner tower extension is typical of high Victorian boom style hotel architecture, yet manages to blend satisfactorily and sympathetically with the earlier section. The building provides an essay in changing architectural styles with the elaborate cast iron portico representative of the turn of the century iron work. The history of the building from an early timber (possibly prefabricated) structure to the

CRAIGS ROYAL HOTEL - 10 LYDIARD STREET SOUTH (contd.)

BUILDING ANALYSIS AND DESCRIPTION

sophisticated building surviving, and the association of the hotel with historical figures, is of great interest. There is no other hotel building in Victoria with a similar interesting succession of buildings and additions. The building is correctly on the Historic Buildings Register, and forms an extremely important corner streetscape element, and is in good condition.



EARLY POSTCARD, CRAIGS HOTEL BALLARAT