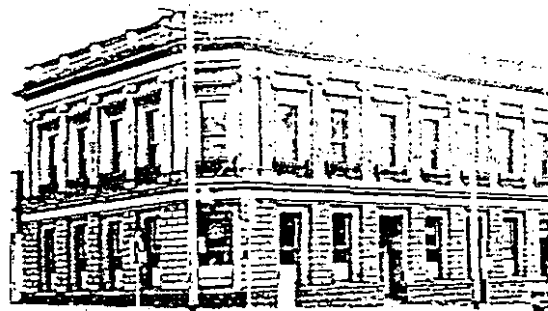


BUILDING TITLE UNION FIDELITY TRUSTEE CO. OF AUST. LTD.
 LOCAL GOVERNMENT AREA CITY OF BALLAARAT

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

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

BUILDING TYPE FORMER HOTEL
 BUILDING NAME UNION FIDELITY TRUSTEE CO.
 STATE VICTORIA
 LOCAL GOVT AREA CITY OF BALLAARAT
 STREET LYDIARD (NORTH) No. 101
 SUBURB/TOWN BALLARAT C.B.D.
 CITY BALLAARAT POSTCODE 3350
 RURAL
 NEAREST CENTRE Km.



TITLE REFERENCE Vol Fol
 DIRECTORY
 NEGATIVE FILE FILM 2 / FRAME 11

PHOTOGRAPHIC ILLUSTRATION
 DATE OF SURVEY/INSPECTION JULY 1978

OWNERSHIP ORIGINAL MR. HUGH RAVERTY / BALLARAT PALACE HOTEL
 PRESENT UNION FIDELITY TRUSTEE CO
 ADDRESS OF AUSTRALIA / OFFICES

ARCHITECT/PRACTICE JAMES & PIPER
 BUILDER
 ARTISANS/TRADES

TENDERS REFERENCE
 DATE OF CONSTRUCTION 1887
 ESTIMATE/CONTRACT VALUE
 ALTERATIONS/ADDITIONS INTERIOR REMODELLED

BUILDING CITATION

The background history of this building is somewhat puzzling. It replaced an earlier Hotel, the Ballarat Hotel, which was destroyed by fire on the 22nd February 1887. The present building, built in 1887, appears to have been constructed as the Ballarat Palace Hotel to the design of Architects James and Piper, for Mr. Hugh Raverty. In 1918 the hotel license was surrendered and the building sold.

The facade treatment of this building almost exactly replicates that of Leonard Terry's London Chartered Bank of 1860 (corner Sturt and Lydiard Sts. now demolished). The only marked difference is the splayed corner treatment. It is possible that this building was an almost direct copy of the earlier bank.

The building provides an extremely important streetscape element to the Lydiard Street precinct. It is externally intact, and is notable for the surviving original stone and cement render finishes. The interior has been remodelled, but some original painted timber venetians survive to the first floor, which are visible from the outside. The enigma surrounding the building's history, and the finely detailed and well preserved facade combine to make this building one of outstanding importance.

RECOMMENDATIONS

It is recommended that this building be added to 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

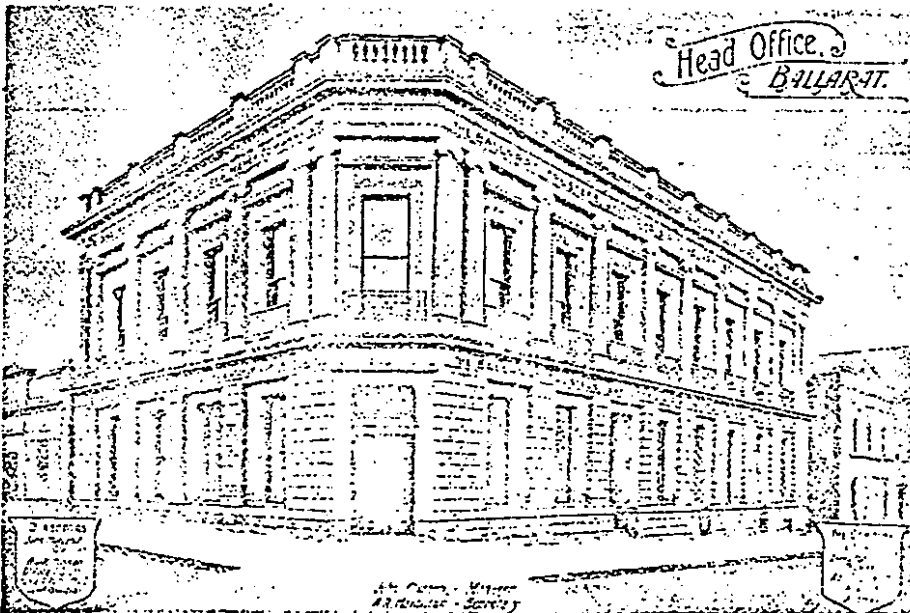
08 LIQUOR CONTROL COMMISSION RECORDS

09. COLE COLLECTION (HELD AT LA TROBE LIBRARY)

BIBLIOGRAPHY

1. J. HARGREAVES 'BALLARAT HOTELS PAST AND PRESENT' TYPESCRIPT 1943. P 21, 82.

2. AUSTRALIAN BUILDERS & CONTRACTORS NEWS 17/9/1887



3. BALLARAT STAR
8/1/1862

4. AGE 20/7/1918

photo from BALLARAT
ILLUSTRATED c. 1920

ASSESSMENT OF LISTING

CONDITION/INTEGRITY OF BUILDING SUBSTANTIALLY INTACT

SIGNIFICANCE OF BUILDING

LANDSCAPE/STREETSCAPE/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED
AREA A.1

DOCUMENTATION JACOBS LEWIS VINES DATE SEPTEMBER 1978.
ARCHITECTS

BUILDING ANALYSIS AND DESCRIPTION

The background history of this building is somewhat puzzling. This building replaced an earlier hotel, the Ballarat Hotel, which was destroyed by fire on the 22nd February 1887.¹ This building appears to have been constructed for M.Hugh Raverty as the Ballarat Palace Hotel in 1887.² The architects appear to have been James and Piper³ and the construction cost £15,000.⁴ In 1918, the hotel licence was surrendered, and the building was sold to Ballarat Trustees Executors and Agency Co.⁵ In 1950, the building was sold to the present owner.

This building, like the Leonard Terry Banks in Ballarat, provides an essay in the general formula of ground floor and elegant piano nobile. The facade treatment almost exactly replicates that of Terry's London Chartered Bank on the south east corner of Sturt and Lydiard Streets of 1860 (now demolished—visible on the right hand side of the cover to Volume One of this report). The foundation course is of rough dressed stone and the ground floor of imitation ashlar work with deep joints in the form of piers. Between these piers are rectangular window openings with curved top corners set in a plain reveal (an unusually austere detail). Above is a plain cornice. On the first floor, the piano nobile windows are elegantly hooded with a decorative lintel band. Between each is a single ionic pilaster with a slightly coarse exaggerated entasis. The pilasters are doubled at the end of the facade and on either side of the splayed corner window.

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1. Cole Collection, Collection of Hotel Records.
 2. *ibid.*
 3. *Australian Builders and Contractors News* 17/9/1887.
(Construction in progress of 2 storey brick hotel in Lydiard Street for Mr.Hugh Raverty. James & Piper Architects.) There is some confusion however as the *AB & CN* of 29/9/1888 records Tappin Gilbert & Dennehy preparing designs for Railway Palace Hotel Co. in Lydiard Street.
 4. *Age* 20.7.1918 describes this building as constructed "many years ago by the late Mr. Hugh Raverty at cost of £15,000."
 5. *loc. cit.*

BUILDING ANALYSIS AND DESCRIPTION (contd.)

The ornamental iron window guards appear to exactly replicate those of the demolished bank, as do all other details except that there are no surviving timber blind hoods.

The close resemblance of this building to the Terry London Chartered Bank of 1860 (corner Sturt and Lydiard Streets) is very puzzling. The date of construction (1887) is much later than the Terry banks in Ballarat. In 1874, Terry had joined with Percy Oakden and the firm became Terry and Oakden. By 1887, the firm had become Oakden, Addison and Kemp.⁶ It is possible that the original owner, Mr. Hugh Raverty, requested an almost exact copy of the prominent corner bank. The only noticeable difference is the splayed corner of this building, which was probably an entrance.

This building provides an extremely important streetscape element to the Lydiard Street precinct. The exterior is substantially intact, and is notable for the original stone and cement render finishes surviving to this day. The interior has been remodelled, but original painted timber venetians survive on the first floor.

The enigma surrounding the history of this building should be subject to a separate study. The interesting background to this building and the finely detailed and well preserved facade make it one of outstanding importance.

6, A. Sutherland (Ed) *Melbourne and its Metropolis* 1888, Vol2, p.533.