

<b>Name</b>	Former Weighbridge Hotel	<b>Reference in 1998 Marong Study</b>	KF02
<b>Address</b>	12 Lockwood Road, Kangaroo Flat	<b>Map reference</b>	VicRoads 613 M3
<b>Building type</b>	Shop	<b>Survey date</b>	June 2010 (external inspection only)
<b>Date of construction</b>	1875	<b>Recommendation</b>	Include in the Schedule to the Heritage Overlay
<b>Significance</b>	The former Weighbridge Hotel is of local historical and aesthetic/architectural significance.		

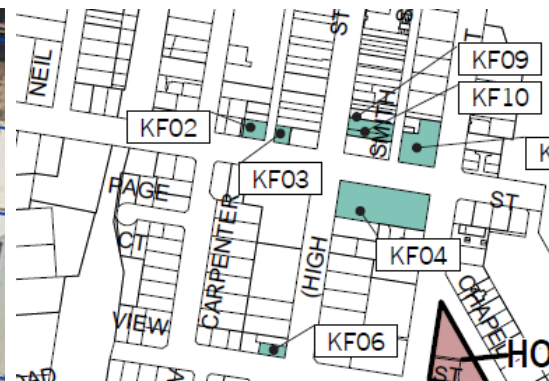


Left: South and east elevations, Lockwood Road and Dunlop Lane respectively, c. 1980s (Source: Ruth Hopkins, *Moving Forward, Looking Back: the History of the Marong Shire*, 1985, p. 59).

Right: South and east elevations (2010).



Left: Detail of south elevation. Right: Rear (north) elevation.



Left: Aerial 2010 (Source: City of Greater Bendigo); the non-original western section of the building is evident. Right: Proposed Heritage Overlay map. The Weighbridge Hotel is shown as KF02.

**Intactness**      Good      ✓ Fair      Poor

## History

The first publican's licenses in Kangaroo Flat were granted to William Gunn and James Jamieson on 9 August 1854.<sup>1</sup> Gunn's Glasgow Arms Hotel (established shortly afterwards and now demolished), located at the corner of Station and High streets, was a Kangaroo Flat landmark. The former Weighbridge Hotel (subject building), whose name relates to the former public weighbridge opposite, was built in 1875 by Henry Alger, the previous owner and publican of the Crown & Anchor Hotel at Lockwood.<sup>2</sup> The building was located in Kangaroo Flat's historic commercial core. The Weighbridge Hotel was also one of nine hotels in Kangaroo Flat included in the Liquor Register of Licensee renewals granted at the Court of Petty Sessions in Sandhurst on 22 December 1884. The township of Kangaroo Flat was proclaimed in 1886. Robert Slessar was the licensee at that time.<sup>3</sup> In 1907-08 the licensee was G Brooks,<sup>4</sup> and in 1910 the Licenses Reduction Board presided over its closure, the owner being paid £200 in compensation and the occupant £45.<sup>5</sup> The property is presently used as a barber's shop.

## Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 5.6: Entertaining and socialising
- 5.8: Working

## Description & Integrity

The former Weighbridge Hotel is a single-storey brick building located at the corner of Lockwood Road and Dunlop Lane in Kangaroo Flat. It is constructed to the south and east property boundaries (zero setbacks). The west portion of the building (shops) is of recent origin.

The former Weighbridge Hotel itself has a chamfered corner entry bay, with door. There is another door to the south elevation, which is flanked by two windows. There are a further three windows to the Dunlop Lane elevation. All the window and door openings in the original hotel component to Lockwood Road and Dunlop Lane appear original or early, while later openings have been made to the rear (north) elevation. The window to the east of the corner entry door is a double hung sash, with two panes to each sash. The upper panes are framed by a moulded and arched timber plate, suggesting that it may be earlier than the other window openings, which are double hung timber framed sashes with cambered headers. The original hotel walls are built in a variant of English bond with one header course for every three stretcher courses. The bricks walls are overpainted.

There is a stepped parapet to the south and north elevations, with a bracketed projecting course of headers surmounted by stretcher bricks, topped by a further course of headers set back. The parapet continues to the recent addition to the west. Behind the parapet, and with generally limited visibility, is a galvanised steel-clad pitched roof (to the original hotel component). There are three chimneys, including two mounted flush with the five step parapet rear wall. This suggests that this south elevation and the roof it screens were alterations, possibly of the period c.1900-20s. The timber-framed skillion-roofed verandah to the south (front) elevation facing Lockwood Road is of recent origin.

A skillion roofed rear addition to the original hotel, evident in the c. 1980s image (see page 1), has been demolished. The rear yard is paved in asphalt. The property appears generally to be in sound condition.

## Comparative Analysis

In its combination of a brick-patterned and then recessed parapet with a corner entrance and cambered head double-hung sash windows, the former Weighbridge Hotel parallels other hotels in the area, including: the now demolished Windermere Hotel, also in Kangaroo Flat, which had a chimney attached to its parapet as with the rear parapet here;<sup>6</sup> Gunn's Hotel at the High and Station street intersection (demolished);<sup>7</sup> the former Liverpool Arms Hotel at Kangaroo Flat (W6); and the former Royal Hotel at Woodvale (W1).<sup>8</sup> More generally, the low spreading proportions and chamfered corner typify historic goldfields hotels. These goldfields hotels also differ from proportionally similar single-storey hotels in, for instance, the Port Fairy or Port Albert districts in having parapet frontages.<sup>9</sup> The

distinctive parapet treatment with recessed upper courses and dog-tooth or detail brickwork is also common to hotels and shops in the Kangaroo Flat area and is something of a local signature.

### **Assessment against Criteria**

#### *Amended Heritage Victoria Criteria*

*Criterion A: Importance to the course, or pattern, of the City of Greater Bendigo's cultural history.*

The former Weighbridge Hotel (built 1875), at the corner of Lockwood Road and Dunlop Lane in Kangaroo Flat, in the town's historic commercial core, is of historical significance. It is an example of a hotel built during the early years of the development of Kangaroo Flat, prior to its proclamation as a township in 1886. The former hotel also survives as one of nine hotels in Kangaroo Flat included in the Liquor Register of Licensee renewals in December 1884. The name recalls the weighbridge which was historically located opposite the property, now demolished.

*Criterion B: Possession of uncommon, rare or endangered aspects of the City of Greater Bendigo's cultural history.*

N/A

*Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural history.*

N/A

*Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places or objects.*

The former Weighbridge Hotel retains some of the principal characteristics of historic single-storey hotels in the area. These include the low proportions, chamfered corner entry bay and cambered head double-hung sash windows.

*Criterion E: Importance in exhibiting particular aesthetic characteristics in the context of the municipality.*

The former Weighbridge Hotel is of aesthetic/architectural significance. It is a surviving hotel of the Victorian period which is similar in its low proportions and chamfered corner, and details including the brick-patterned and recessed parapet, and cambered head double-hung sash windows, to a number of historic hotels in the former Rural City of Marong, and the goldfields region more generally. The distinctive parapet treatment with recessed upper courses and dog-tooth or detail brickwork is also common to hotels and shops in the Kangaroo Flat area and is something of a local signature.

*Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of the place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H: Special association with life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history.*

N/A

## Statement of Significance

### *What is significant?*

The former Weighbridge Hotel is a single-storey brick building located at the corner of Lockwood Road and Dunlop Lane in Kangaroo Flat. It is constructed to the south and east property boundaries. The west portion of the building (shops) is of recent origin. The hotel was constructed in 1875. Its name relates to the former weighbridge opposite. The building has a chamfered corner entry bay, with door. There is another door to the south elevation, which is flanked by two windows. There are a further three windows to the Dunlop Lane elevation. All the window and door openings in the original hotel component to Lockwood Road and Dunlop Lane appear original or early, while later openings have been made to the rear (north) elevation. The original hotel walls are built in a variant of English bond with one header course for every three stretcher courses.

### *How is it significant?*

The former Weighbridge Hotel is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The former Weighbridge Hotel (1875) is historically significant (Criterion A) as an example of a hotel built during the early years of the development of Kangaroo Flat, prior to its proclamation as a township in 1886. The former hotel also survives as one of nine hotels in Kangaroo Flat included in the Liquor Register of Licensee renewals in December 1884. The name recalls the weighbridge which was historically located opposite the property, now demolished. The former hotel is also of aesthetic/architectural significance (Criterion E). It is a surviving hotel of the Victorian period which is similar in its low proportions and chamfered corner, and details including the brick-patterned and recessed parapet, and cambered head double-hung sash windows, to a number of historic hotels in the former Rural City of Marong and the goldfields region more generally. The distinctive parapet treatment with recessed upper courses and dog-tooth or detail brickwork is also common to hotels and shops in the Kangaroo Flat area and is something of a local signature (Criterion D).

## Recommendations

The property is recommended for inclusion in the Schedule to the Heritage Overlay of the City of Greater Bendigo Planning Scheme. The extent of the Overlay is indicated in the above map, with the focus of significance on the original hotel component. The western addition to the building (modern shops); the non-original verandah; and the rear yard are not elements of significance. In preference, the external paintwork should be removed, and the original face brick presentation of the building returned. The advice of a heritage practitioner should be sought prior to undertaking these works. Further investigation is required to determine the original verandah form (if any).

External Paint Colours	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## Identified By

Andrew Ward, 1998.

## References

Ken Arnold, *Bendigo; Its Environs; The Way It Was*, Crown Castleton, Bendigo, 2003.

David Horsfall (ed), *Kangaroo Flat, A History, Gold, Goats and Peppercorns*, Back to Committee, 1993.

Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.

### Specific:

- <sup>1</sup> David Horsfall (ed), *Kangaroo Flat, A History Gold, Goats and Peppercorns*, Back To Committee, 1993, p. 82.
- <sup>2</sup> Alexander Sutherland, *Victoria and Its Metropolis: the colony and its people in 1888*, Melbourne, 1888, cited by Gordon and Shirley Roberts in 'The Search for the Crown & Anchor and the Mystery of Happy Jack,' unpublished paper, provided courtesy of City of Greater Bendigo.
- <sup>3</sup> David Horsfall (ed), *Kangaroo Flat, A History Gold, Goats and Peppercorns*, Back To Committee, 1993, pp. 82-3.
- <sup>4</sup> Sands and McDougall, Bendigo, Suburban, and District Directory for 1907-08, cited in 'Former Weighbridge Hotel' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.
- <sup>5</sup> David Horsfall (ed), *Kangaroo Flat, A History Gold, Goats and Peppercorns*, Back To Committee, 1993, pp. 82-84.
- <sup>6</sup> Wesley Hammill and Dorothy Wild, *Photographic History of Kangaroo Flat*, private publication, Kangaroo Flat, 1994, volume 2, not paginated.
- <sup>7</sup> David Horsfall (ed), *Kangaroo Flat, A History, Gold, Goats and Peppercorns*, Back to Committee, 1993, p. 53.
- <sup>8</sup> Ken Arnold, *Bendigo; Its Environs; The Way It Was*, Crown Castleton, Bendigo, 2003, p. 74-5, see also pp. 256-7.
- <sup>9</sup> Compare examples illustrated in *The Heritage of Australia*, Macmillan, Melbourne, 1981: these include the former Derwent Hotel in Port Albert (p.3/122) or the Merrijig Inn and Caledonian Hotel at Port Fairy (pp. 3/110-111).