

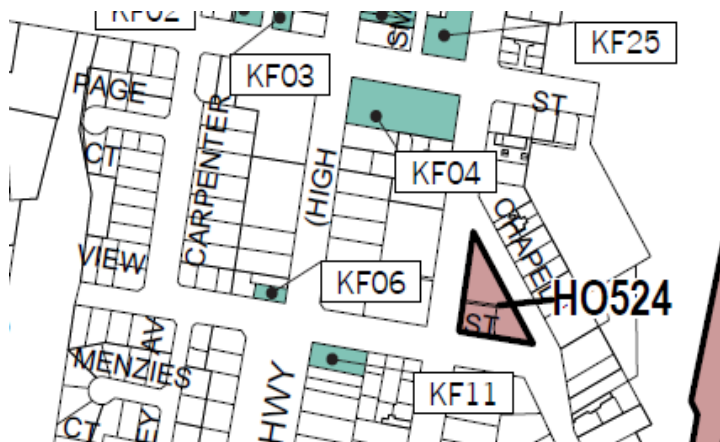
<b>Name</b>	Former Liverpool Arms Hotel	<b>Reference in 1998 Marong Study</b>	KF06
<b>Address</b>	182 High Street, Kangaroo Flat	<b>Map reference</b>	VicRoads 613 M3
<b>Building type</b>	Retail premises	<b>Survey date</b>	June 2010 (external inspection only)
<b>Date of construction</b>	Before 1884	<b>Recommendation</b>	Include in the Schedule to the Heritage Overlay
<b>Significance</b>	The former Liverpool Arms Hotel is of local historical and aesthetic/architectural significance.		



Left: East elevation, addressing High Street. Right: South elevation, addressing View Street.



Left: Detail of external wall at corner of High and View streets. Right: Aerial view.



Left: Proposed Heritage Overlay map, with the subject site shown as KF06

**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 date of construction of the subject building, the Liverpool Arms Hotel, is not known. It was 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. Eliza Cushion was the licensee at that time.<sup>2</sup> The Liverpool Arms was de-licensed on 15 September 1915.<sup>3</sup> In the 1990s it was in use as a restaurant; it is presently used as a 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 Liverpool Arms Hotel on the High Street at Kangaroo Flat is a single storey construction of bichromatic brick (overpainted) built to the boundaries of its corner site. Being located at a corner, the building has frontages to both streets (High and View streets), with the principal presentation to High Street. A non-original return verandah, over the street, is located to both frontages (elevations).

The building has a parapet to High Street, with a recessed stuccoed panel for signage; the parapet returns to View Street for a bay and then lowers. The cornice treatment is straightforward, being a flat plate of bricks projecting slightly from the parapet face and fronted with a reverse ogee moulded string course. The windows in the two bays of the façade to each side of the south-east corner, appear to be original. The paired doors and windows to the west elevation along View Street are later, being part of an addition; the windows are of different proportions. There is an outbuilding visible from View Street, on the west side of the former hotel, which repeats the window treatment on the later component of the View Street elevation. The outbuilding is separated from the main building by a backyard vehicular entry. The four doors facing High and View streets are panelled with tall glazed panes in their upper panels. The timber-posted verandah, including the roofing, lacework frieze and posts are all later elements. The building has different roof forms, including a hipped roof at the centre of the building with galvanised steel cladding painted a dull green. The roof behind the parapet facing High Street has a mono-pitched metal deck roof, as does the wing projecting west along View Street. There are unpainted bi-chrome brick chimney stacks. The north side of the building abuts a contemporary restaurant building. Alterations, other than those noted above – including the verandah, west additions/alterations and overpainting – also include internal works, to adapt the former hotel to a restaurant and shop. The building appears to be in generally sound condition.

## Comparative Analysis

In its combination of a moulded and then recessed parapet top with low, spreading proportions and cambered headed double-hung sash windows, the former Liverpool Arms Hotel parallels other single-storey historic hotels in the area. These include the now demolished Windermere Hotel and the former Weighbridge Hotel both in Kangaroo Flat (although these hotels had chamfered corner entrances, a form which was not adopted for the subject building);<sup>4</sup> the former Royal Hotel at Woodvale; and the former Happy Jack's (Crown and Anchor) Hotel, Lockwood South.<sup>5</sup> William Gunn's Glasgow Arms Hotel (c. 1854-60, and later demolished)<sup>6</sup> at the High and Station streets corner was similarly spreading in its proportions. The former Liverpool Arms Hotel's combination of differing roof forms parallels both the former Glasgow Arms hotel and the earlier, single-storey version of the Rifle Brigade Hotel in View Street, central Bendigo.<sup>7</sup>

Other Bendigo hotels similar to the former Liverpool Arms include the Manchester Arms Hotel in Long Gully by H E Tolhurst (1866); and the Queen's Arms Hotel in Russell Street, Quarry Hill by Moffat and

Brady, who were also active in Kangaroo Flat (1872). The latter is a corner design with return verandah. The Camp Hotel on the Neilborough-to-Eaglehawk Road in the Whipstick (1868) shows the characteristic window and door treatment seen in the Kangaroo Flat's former hotels.<sup>8</sup> The breadth of examples cited indicates the popularity and longevity of this hotel type in the Bendigo region.

More generally, the low proportions and spreading street frontage typify Central Victorian hotels and shop buildings in the Loddon Valley and elsewhere, especially on flat sites. They differ from proportionally similar single-storey hotels in, for instance, Victoria's Western District in having parapet frontages. The distinctive parapet treatment with recessed upper courses above either a moulded or projecting brick course is common in hotels and shops in the Bendigo area and the combination is something of a regional 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 Liverpool Arms Hotel (built before 1884), at the corner of High and View streets in Kangaroo Flat, is of historical significance as an example of a hotel built during the early years of the development of Kangaroo Flat, prior to its proclamation as a township. The former Liverpool Arms Hotel was one of nine hotels at Kangaroo Flat in 1884, and although de-licensed in 1915, remains as evidence of the proliferation of hotels in the goldfields settlements. Its prominent location on High Street also emphasises the role of hotels on main roads.

*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 Liverpool Arms Hotel retains some of the principal characteristics of historic single-storey hotels in the area. These include the moulded and recessed parapet with stuccoed panel for signage; the low, spreading proportions; cambered headed double-hung sash windows; and multiple doors in the two street frontages for providing entry to different areas (and internal functions) of the building.

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

The former Liverpool Arms Hotel, although an evolved building (with additions and modifications), is of aesthetic/architectural significance. It retains the distinctive elements of other single-storey historic hotels in the area, including the moulded and recessed parapet with a stuccoed panel for signage; the low, spreading proportions; and cambered headed double-hung sash windows. The multiple doors in the two street frontages also reflect its historic hotel function, in originally providing entry to different areas of the building such as the public bar and the residence. Its location at the southern entry to Kangaroo Flat, on the township's main street, additionally gives the property a degree of prominence in the local context.

*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 Liverpool Arms Hotel (built before 1884), located prominently at the corner of High and View streets in Kangaroo Flat, is a single storey bichromatic brick (overpainted) building constructed to the boundaries of its corner site. The building has frontages to both streets (High and View streets), with the principal presentation to High Street. The return verandah to these building frontages is not original. Significant elements include the moulded and recessed parapet with a stuccoed panel for signage; the low, spreading proportions; the cambered headed double-hung sash windows; and the multiple doors in the two street frontages. The location at the southern entry to Kangaroo Flat, on the township's main street, is also important.

### *How is it significant?*

The former Liverpool Arms Hotel at the corner of High and View streets, Kangaroo Flat, is of local historical and aesthetic/architectural significance.

### *Why is it significant?*

The former Liverpool Arms Hotel (built before 1884), at the corner of High and View streets in Kangaroo Flat, is of local historical and aesthetic/architectural significance. It 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. The former Liverpool Arms Hotel was one of nine hotels at Kangaroo Flat in 1884, and although de-licensed in 1915, remains as evidence of the proliferation of hotels in the goldfields settlements. Its prominent location on High Street also emphasises the role of hotels on main roads. The former Liverpool Arms Hotel, although an evolved building (with additions and modifications) is also of aesthetic/architectural significance (Criterion E); and retains some of the principal characteristics of historic single-storey hotels in the area (Criterion D). The latter include the distinctive elements of single-storey historic hotels, such as the moulded and recessed parapet with a stuccoed panel for signage; the low, spreading proportions; and cambered headed double-hung sash windows. The multiple doors in the two street frontages also reflect its historic hotel function, in originally providing entry to different areas of the building (bar and residence). Its location at the southern entry to Kangaroo Flat, on the township's main street, additionally gives the property a degree of prominence in the local context.

## Recommendations

The property is recommended for inclusion in the Schedule to the Greater Bendigo Heritage Overlay. The extent of the Overlay is indicated in the above map, with the focus of significance on the evolved former hotel building. In preference, the external paintwork should be removed, to return the building to its original bichromatic brick presentation. The advice of a heritage practitioner should be sought prior to undertaking these works.

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

Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987.

David Horsfall, *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, *Kangaroo Flat, A History Gold, Goats and Peppercorns*, Back To Committee, 1993, p. 82.
- <sup>2</sup> David Horsfall, *Kangaroo Flat, A History Gold, Goats and Peppercorns*, Back To Committee, 1993, pp. 82-3.
- <sup>3</sup> Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, citation for the Former Liverpool Arms Hotel (KF6), 1998, source uncited.
- <sup>4</sup> Wesley Hammill and Dorothy Wild, *Photographic History of Kangaroo Flat*, private publication, Kangaroo Flat, 1994, volume 2, not paginated, p. 77.
- <sup>5</sup> Ken Arnold, *Bendigo, Its Environs: The Way It Was*, Crown Castleton, Bendigo, 2003, p. 74-5. See also, Arnold, pp. 256-7.
- <sup>6</sup> David Horsfall, *Kangaroo Flat, A History Gold, Goats and Peppercorns*, Back To Committee, 1993, pp. 82-3.
- <sup>7</sup> David Horsfall, *Kangaroo Flat, A History Gold, Goats and Peppercorns*, Back To Committee, 1993, p. 53; Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Victoria), Bendigo, 1982, p. 14.
- <sup>8</sup> Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Victoria), Bendigo, 1982, p. 106 (Manchester Arms), p. 130 (Camp Hotel) and p. 151 (Queen's Arms).