Name	Former Royal Hotel	**Reference in 1998 Marong Study**	W01
Address	Loddon Valley Highway, north of the Three Chain Road and Riley's Road intersection, Woodvale	**Map reference**	VicRoads 44 E4
Building type	Private residence (former hotel)	**Survey date**	June 2010 (external inspection only)
Date of construction	c. 1912	**Recommendation**	Include in the Schedule to the Heritage Overlay
Significance	The former Royal Hotel is of local historical and aesthetic/architectural significance.		

Left: South and west elevations, viewed from the Loddon Valley Highway. Right: Rear (east) of the former Royal Hotel.

Left: Aerial view, 2010; the former Royal Hotel is circled (Source: City of Greater Bendigo). Right: Proposed Heritage Overlay map, with the subject site shown as W01.

Intactness　　　　Good　　✓ Fair　　　　Poor

History

Hotels and shanties were a feature of the Bendigo goldfields from the earliest days of the rushes. Over time, at least 12 hotels operated at Woodvale (originally regarded as part of Myers Creek, later Myers Flat, and known as Sydney Flat from 1852[1]), a dispersed area located approximately 6km north of Eaglehawk.[2] The date of construction of the original Royal Hotel, overlooking the Loddon Valley Highway north of the intersection with Rileys Road and Three Chain Road, at the western edge of Woodvale, is not known. The present structure was constructed in c. 1912, following a fire to its

predecessor. The Stewand brewing family owned the Royal in 1926, but it was delicensed prior to the 1930s. Some of the licensees included the Shadbolts family and 'Widder' Malone, both well known locally.[3]

As was typical of the era, the rebuilt hotel offered stabling, as evidenced in the lettering to one of the cement panels below the parapet. This demonstrates the continuing importance, well into the twentieth century, of horses as a means of transport for travelling in country areas. This in turn led to a demand for hotels and stabling at frequent intervals on the road system. The former Royal Hotel is approximately 1km from the former Old House at Home Hotel and is one of several hotels that formerly existed on the Loddon Valley Highway, including the Swan Hill Road Hotel, the Campbell's Forest and the Royal Mail, all within a 15km stretch. In its present form, long since adapted as a private residence, the former Royal Hotel is relatively isolated in the landscape. However, passing trade notwithstanding, this part of Woodvale previously had sufficient population to support two incarnations of the Royal Hotel.

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:
- 5.6: Entertaining and socialising
- 5.8: Working

Description & Integrity

The former Royal Hotel is a single storey red brick hotel with a splayed corner, essentially rectangular in plan, overlooking the Loddon Valley Highway north of the intersection with Rileys Road and Three Chain Road. It is located in generally flat open countryside at the western edge of Woodvale. The former stables have been removed (date unknown), and the hotel has been adapted as a private residence, including modifications and additions at the rear.

The building, oriented at a diagonal to true north, addresses both the Loddon Valley Highway and Three Chain Road, an unsealed track to the south. These elevations have narrow setbacks from the property edge. The splayed corner, which faces directly south, retains its original paired timber door leaves. There are two window openings to each of the principal elevations, at irregular intervals. These are double hung sashes, with two panes per sash. The original window and door openings have cambered brick soffits. Works have been carried out to the easternmost window on the Three Chain Road elevation, including a new lintel. However, the timber window frame appears original. There are also two door openings to the elevation facing the Loddon Valley Highway, an opening with a cambered soffit, timber door and highlight, and a later round headed opening to its south. At the top of the two walls are recessed cement cement panels, with the words 'Royal' and 'Stabling' legible. The parapet has a simple stepped cornice and frieze with brackets formed by brick ends. There is no physical evidence that there was originally a verandah to the principal elevations. There are two short brick chimneys, unrendered. A red brick addition has been constructed at the rear of the hotel, with a skillion-roofed enclosure, possibly used as a car park. The former Royal Hotel appears to be in generally sound condition.

Comparative Analysis

Although built in 1912, the former Royal Hotel takes its presentational and stylistic cues from the earlier established Bendigo hotel typology of the nineteenth century, including brick constructions of low, spreading proportions with splayed corners, simple recessed parapets and no verandahs. In this regard, the former Royal Hotel parallels a number of other single-storeyed former hotels in the former Rural City of Marong, including the former Weighbridge Hotel in Kangaroo Flat and the former Camp Hotel on the Neilborough-Eaglehawk Road in the Whipstick. The recessed cement panels at the top of the walls of the former Royal Hotel are, however, an unusual feature.

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 Royal Hotel (built c. 1912), on the Loddon Valley Highway, Woodvale, north of the intersection with Rileys Road and Three Chain Road, is historically significant. The hotel replaced a fire damaged predecessor, and as such continued an earlier hotel operation on this site in a general locale (Woodvale) where at least 12 hotels have been documented over time. The offering of stabling in 1912 (albeit the stables have been removed) also provides evidence of the enduring importance in country areas of horses as a means of transport; this in turn led to a demand for hotels and stabling at frequent intervals on the road network. The isolated former Royal Hotel is approximately 1km from the former Old House at Home Hotel, and is one of several hotels that formerly existed on the Loddon Valley Highway within a 15km stretch.

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 Royal Hotel retains some of the principal characteristics of historic single-storey hotels in the area. These include its low spreading proportions, splayed corner, simple recessed parapets and the absence of a verandah.

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

The former Royal Hotel is of aesthetic/architectural significance as a largely externally intact hotel of the early twentieth century, albeit one which is essentially Victorian in character, taking its stylistic and presentational cues from the established Bendigo hotel typology of the nineteenth century. These include brick constructions of low, spreading proportions with splayed corners, simple recessed parapets and no verandahs. In this regard, the former Royal Hotel also parallels a number of other historic surviving single-storeyed hotels in the former Rural City of Marong, and retains the capacity to demonstrate its original function. The recessed cement panels at the top of the walls are an unusual feature. The location on the Loddon Valley Highway, at the intersection with Three Chain Road and Rileys Road, also provides a high degree of prominence to the historic building in the flat and generally open surrounding landscape.

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 Royal Hotel is a single storey red brick hotel with a splayed corner. It is located on the Loddon Valley Highway, and also addresses Three Chain Road to the south. These elevations have narrow setbacks from the property edge. The splayed corner, which faces directly south, retains its original paired timber door leaves. There are two window openings to each of the principal elevations, at irregular intervals. These are double hung sashes, with two panes per sash. The original window and door openings have cambered brick soffits. Works have been carried out to the easternmost window on the Three Chain Road elevation, including a new lintel. However, the timber window frame appears original. There are also two door openings to the elevation facing the Loddon Valley Highway, an opening with a cambered soffit, timber door and highlight, and a later round headed opening to its south. At the top of the two walls are recessed cement cement panels, with the words 'Royal' and 'Stabling' legible. The parapet has a simple stepped cornice and frieze with brackets formed by brick ends. There are two short brick chimneys, unrendered.

How is it significant?

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

Why is it significant?

The former Royal Hotel at Woodvale, on the Loddon Valley Highway north of the Riley's Road intersection, is of local historical and aesthetic/architectural significance. Historically (Criterion A), the hotel replaced a fire damaged predecessor and as such continued an earlier hotel operation on this site in a general locale (Woodvale) where at least 12 hotels have been documented over time. The offering of stabling in 1912 (removed) also provides evidence of the enduring importance in country areas of horses as a means of transport; this in turn led to a demand for hotels and stabling at frequent intervals on the road network. The isolated former Royal Hotel is approximately 1km from the former Old House at Home Hotel and is one of several hotels that formerly existed on the Loddon Valley Highway within a 15km stretch. In terms of the aesthetic/architectural significance (Criterion E), the former Royal Hotel is a largely externally intact hotel of the early twentieth century, albeit one which is essentially Victorian in character, taking its stylistic and presentational cues from the established Bendigo hotel typology of the nineteenth century (Criterion D). These include brick constructions of low, spreading proportions with splayed corners, simple recessed parapets and no verandahs. In this regard, the former Royal Hotel also parallels a number of other historic surviving single-storeyed hotels in the former Rural City of Marong, and retains the capacity to demonstrate its original function. The recessed cement panels at the top of the walls are an unusual feature. The location on the Loddon Valley Highway, at the intersection with Three Chain Road and Rileys Road, also provides a high degree of prominence to the historic building in the flat and generally open surrounding landscape.

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 significance focused on the 1912 building and its corner presentation to the adjacent roads.

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*, Volume 1, Crown Castleton Publishers, 2003.

Ray Wallace, *Shades of the Past: A History of Campbell's Forest and Yarraber*b, Back To Committee, 1993.

Ray Wallace, *Sydney Flat Gold to Woodvale Green*, Woodvale Progress Association, 1984.

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

Specific:
[1]   See 'History' at www.woodvale.vic.au
[2]   Ray Wallace, *Sydney Flat to Woodvale Green*, Woodvale Progress Association, 1984, pp. 50-51.
[3]   Ray Wallace, *Sydney Flat to Woodvale Green*, Woodvale Progress Association, 1984, pp. 50 51.