

Name	Former Camp Hotel and Store	Reference in 1998 Marong Study	W06
Address	889 Eaglehawk-Neilborough Road, at intersection with Camp Road, Woodvale ¹	Map reference	VicRoads 44 E/F4
Building type	Private residence	Survey date	June 2010 (external inspection only)
Date of construction	1868	Recommendation	Include in the Schedule to the Heritage Overlay
Significance	The former Camp Hotel is of local historical and aesthetic/architectural significance and is recommended for inclusion in the Heritage Overlay. It is also recommended for nomination to the Victorian Heritage Register.		



Left: Former Camp Hotel and Store c. 1880s. The lady in black at centre may be Mrs Dolman (Source: North Goldfields Library, image no. 000287). Right: The former hotel and store, undated (Source: William Perry, *Tales of the Whipstick*, Eaglehawk, 1978).



Left and right: East elevation of the former Camp Hotel and Store.



Left: South elevation (view from Camp Road), note addition to the west. Right: Barns and outbuildings to the north of the hotel.



Left: Aerial view, 2010 (Source: City of Greater Bendigo). Right: Proposed Heritage Overlay map, with the subject site shown as W06.

Intactness ✓ Good Fair Poor

History

Hotels and shanties were a feature of the Bendigo goldfields from the earliest days of the gold rushes. Over time, at least 12 hotels² operated at Sydney Flat (Woodvale),³ a far-flung settlement approximately 6km north of Eaglehawk. A hotel was established in this location, south of Flagstaff Hill, in 1857. Mary Deeming, an elderly Englishwoman with mining interests, was granted a license by the District Licensing Branch on 20 May.⁴ The hotel was a slab hut and became the social centre for an estimated local population of 1,000 people.⁵ On 7 February 1861, Deeming and five miners drinking at the hotel were reputedly attacked by a group of armed men, with Deeming robbed of her gold. The incident incited criticism of the local police and inspired local residents to hold a fundraising concert for Deeming. It also marked the end of Deeming's time in the Whipstick.⁶ In 1862, she sold the Camp Hotel to John Dolman, an Englishman then recently convicted of 'sly grogging', a crime for which he was fined the substantial sum of £50.⁷ Dolman commissioned Irish architect Robert Alexander Love (1814-c.1876) to design the present Camp Hotel in the mid-1860s.

Love, a Donegal-born architect and engineer, arrived in Australia, via America, in 1858. He designed a large number of buildings for a variety of private, commercial and ecclesiastical clients, the majority in and around Bendigo and Stawell. His Bendigo works include St Paul's Anglican Church, the View Street Temperance Hall lodge room, the Anne Caudle Centre building, St Jude's Church, the Benevolent Asylum and the Anchor Brewery. In Marong he designed State School No. 744 at North Lockwood; the Bible Christian Church, California Gully; and the Chapel of Ease, also at North Lockwood.⁸ Love was one of the first architects known to have used cavity wall construction in Australia,⁹ and has been credited with introducing the technique to the Bendigo and Stawell areas by at least 1868, the year the Camp Hotel was built.¹⁰ The hotel was built of bricks manufactured at a nearby kiln and designed to be both hotel and store.

Dolman died in 1878, and his widow carried on the business for a number of years, with the licence passing to a Mr Evans between 1895 and 1904.¹¹ The hotel was delicensed on 31 December 1910, and the former hotel and store is now a private residence. It is one of few surviving nineteenth century brick structures in the heart of the Whipstick and the only surviving former hotel on the Neilborough-to-Eaglehawk Road, and is a well known local landmark.¹²

The complex also included a vertical slab barn and stables (now altered), and a metal lined shed with Morewood and Rogers tiles, all of unknown date but possibly associated with the original 1857 hotel. The stables provide evidence of the importance of horses as a means of transport, which in turn led to a demand for hotels and stabling at frequent intervals on the road system.

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 4.5: Gold mining
- 5.3: Marketing and retailing
- 5.6: Entertaining and socialising
- 5.8: Working
- 6.8: Living on the fringes

Description & Integrity

The former Camp Hotel and Store, built 1868, is a single-storey construction in exposed red brick, with a twin hipped roof form, located in an isolated woodland setting at the intersection of two unsealed roads, the Neilborough-Eaglehawk Road and Camp Road. Although sited at a corner, the building's principal presentation is to the east (the Neilborough-Eaglehawk Road), with the Camp Road elevation being comparatively plain. There are a number of barns and outbuildings to the north of the hotel and a red brick toilet to the west (rear). The former hotel and store appears in excellent condition. Externally, it is also predominantly intact as built.

The building has a double hipped roof clad with corrugated galvanised steel sheeting. There are four chimneys in exposed brick, including one with a double-width stack. The chimney cornices are in corbelled brick set on headers that act as cornice brackets. The walls have a sandstone base and there are granite thresholds and cement window sills. The east elevation comprises regular intervals of five courses of stretchers for each header course, decreasing to two courses between headers under the front eave. The side walls have a row of headers between every four courses of stretchers, except near the eave line where the interval increases to one header row in every five stretcher courses.

The east elevation has seven irregularly-spaced openings, three doors and four windows, all with cambered brick soffits. Two of the doors are standard width with fanlights; the third has a fanlight and coupled sidelights. The number of doors reflects the original uses of the building, incorporating the hotel, store and also presumably a residence.

The lantern adjacent to the second doorway of the façade matches the one which is evident in the 1880s image. It is not known if this is original or a reproduction, but if the former, it is a rare nineteenth century hotel signifier. The windows are double-hung sashes with two panes per sash. There is no verandah and there are no indications of anchorage points for a verandah frame, where it was customary to have the verandah roof springing from just below the eave line. There is also no verandah shown in the 1880s image. There is, however, a sealed surface area of ground in front of the façade, to about verandah depth.

A recent timber-framed gabled structure has been added at the rear (west), clad in corrugated galvanised steel. The outhouse at the west of the allotment has an asbestos-cement roof and is also a later addition. To the north the former vertical slab barn and stables (now altered with corrugated external cladding)¹³, and a metal lined shed with Morewood and Rogers roof tiles. It is possible that these tiles were recycled from the original slab hut Camp Hotel (built 1857). An internal inspection in 1998 noted that there is a cellar below the building, and the original configuration of rooms survives, including the store, bar and dining room.¹⁴

Comparative Analysis

The 1868 former Camp Hotel and Store corresponds with a number of historic hotels in the Bendigo goldfields region, with regard to its height-to-width proportions, single-storey form, rectilinear plan, sequence of multiple doors interspersed with sash windows, brick corbelled chimney cornices and simple block sills. The most direct comparisons are with the former Weighbridge Hotel at 12 Lockwood Road, Kangaroo Flat; and the former Liverpool Arms at 182 High Street, also at Kangaroo Flat, both of which were built before 1884; and the nearby former Royal hotel (built c. 1912), on the Loddon Valley Highway. The only other hotel known to have been designed by Robert Love in the Bendigo area is the former Foundry Arms at Golden Square, which is comparatively ornate with an elaborate castellated parapet and verandah with cast iron lacework. In this comparable context, the former Camp Hotel and Store at Woodvale is remarkably externally intact.

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 Camp Hotel and Store, built 1868, at the intersection of the Neilborough-Eaglehawk Road and Camp Road, Woodvale, is of historical significance. The hotel and store, which retains a high level of intactness, was built to serve the substantial mining population present at Sydney Flat from the early gold rushes. The existing brick structure replaced an earlier (1857) slab hut construction. The survival of this building in its isolated setting at the intersection of two unsealed roads in the heart of the Whipstick forest is also evocative of the goldfields conditions. It is additionally one of very few surviving nineteenth century brick buildings in the Whipstick, the only surviving former hotel on the Neilborough-to-Eaglehawk Road, and a well known local landmark. The survival of outbuildings, one of which may be a stable, provides evidence of the importance of horses as a means of transport, which in turn led to a demand for hotels and stabling at frequent intervals on the road system. It is also possible that the outbuildings and the Morewood and Rogers tiles to the metal lined shed date to the earlier 1850s Camp Hotel, built under the ownership of the original proprietor, Mary Deeming.

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 Camp Hotel and Store retains some of the principal characteristics of historic single-storey hotels in the area. These include its height-to-width proportions, single-storey form, rectilinear plan, sequence of multiple doors interspersed with sash windows, brick corbelled chimney cornices and simple block sills.

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

The former Camp Hotel and Store is of aesthetic/architectural significance as a highly intact and substantial 1860s brick hotel, which retains its original 1860s presentation to the Neilborough-Eaglehawk Road, and its setting within the Whipstick. The single-storey red brick construction demonstrates key characteristics of gold rush era hotels in the Bendigo region, including the height-to-width proportions, single-storey form, rectilinear plan, sequence of multiple doors interspersed with sash windows, brick corbelled chimney cornices and simple block sills. The number of doors reflects the original uses of the building, incorporating the hotel, store and also presumably residence. The hotel's picturesque setting in isolated country at the intersection of two unsealed roads enhances its aesthetic qualities.

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.

The former Camp Hotel and Store is additionally of significance for having been designed by Irish architect Robert Alexander Love (1814-c.1876). Love was a prolific designer in the Bendigo and Stawell regions during the 1860s, and was responsible for a number of churches, halls, the Bendigo Benevolent Asylum and the Anchor Brewery. He was also one of the first architects to use cavity wall construction in Australia but not necessarily in relation to the subject building.

Statement of Significance

What is significant?

The former Camp Hotel and Store, built 1868 is located in an isolated woodland setting at the intersection of the unsealed Neilborough-Eaglehawk Road and Camp Road, Woodvale. It is a single-storey building constructed in exposed red brick, with a twin hipped roof form and four brick chimneys. The walls have a sandstone base, with granite thresholds and cement window sills. The east elevation has seven irregularly-spaced openings, three doors and four windows, all with cambered brick soffits. Two of the doors are standard width with fanlights; the third has a fanlight and coupled sidelights. The number of doors reflects the original uses of the building, incorporating the hotel, store and also presumably a residence. The windows are double-hung sashes with two panes per sash. There are a number of barns and outbuildings to the north of the hotel and a red brick toilet to the west (rear). The former hotel and store appears in excellent condition. Externally, it is also predominantly intact as built.

How is it significant?

The former Camp Hotel and Store is of historical and aesthetic/architectural significance. Its association with a prominent local designer is also significant.¹⁵ The property is of at least local significance and may be of significance in the State-wide context.

Why is it significant?

It is historically significant (Criterion A) as a hotel and store built to serve the substantial mining population present at Sydney Flat from the early gold rushes. The existing brick structure replaced an earlier (1857) slab hut construction. The survival of this building, which has a high level of intactness, in its isolated setting at the intersection of two unsealed roads in the heart of the Whipstick forest is evocative of the goldfields conditions. It is also one of very few surviving nineteenth century brick buildings in the Whipstick, the only surviving former hotel on the Neilborough-to-Eaglehawk Road, and a well known local landmark. The survival of outbuildings, one of which may be a stable, provides evidence of the importance of horses as a means of transport, which in turn led to a demand for hotels and stabling at frequent intervals on the road system. It is also possible that the outbuildings and the Morewood and Rogers tiles to the metal lined shed date to the earlier 1850s Camp Hotel, built under the ownership of the original proprietor, Mary Deeming.

The former Camp Hotel and Store is also of aesthetic/architectural significance (Criterion E) as a highly intact and substantial 1860s brick hotel, which retains its original 1860s presentation to the Neilborough-Eaglehawk Road, and its setting within the Whipstick. The single-storey red brick construction demonstrates key characteristics (Criterion D) of gold rush era hotels in the Bendigo region, including the height-to-width proportions, single-storey form, rectilinear plan, sequence of multiple doors interspersed with sash windows, brick corbelled chimney cornices and simple block sills. The number of doors reflects the original uses of the building, incorporating the hotel, store and also presumably residence. The hotel's picturesque setting in isolated country enhances its aesthetic qualities. The association (Criterion H) with Irish architect Robert A Love is also significant. Love was a prolific designer in the Bendigo and Stawell regions during the 1860s, and was responsible for a number of churches, halls, the Bendigo Benevolent Asylum and the Anchor Brewery. He was also one of the first architects to use cavity wall construction in Australia, but not necessarily in relation to the subject building. Modifications and additions to the Camp Hotel have generally been located to rear,

with minimal impacts on the principal façade and its historic presentation. The lantern to the east elevation, which may be original, is a signifier of nineteenth century hotel buildings.

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 original 1860s building, its setting and presentation to the Eaglehawk-Neilborough Road, the historic outbuildings/stables to the north, being the vertical slab barn and stables, and metal lined shed with Morewood and Rogers roof tiles.

It is possible that the former Camp Hotel and Store is also of technological significance as an early example in Australia of cavity wall construction. The architect Robert A Love is credited with introducing the technique to the Bendigo area by 1868, the year that the Camp Hotel was built. Further research and more detailed investigation of the building would be required to confirm this.

Given the potential State-level significance, consideration could be given to nominating the property to the Victorian Heritage Register.

External Paint Colours	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	Yes
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, *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 Changed address from Neilborough-Eaglehawk Road, *Heritage Policy Citations Review, 2011*. November 2011.

² Ray Wallace, *Sydney Flat to Woodvale Green*, Woodvale Progress Association, 1984, pp. 50-51.

³ From 1845, the area was regarded as part of Myers Creek, later Myers Flat, and became known as Sydney Flat from 1852, with the present name, Woodvale, being adopted in the 1920s. See, 'History,' www.woodvale.vic.au

⁴ Ray Wallace, *Sydney Flat to Woodvale Green*, Woodvale Progress Association, 1984, p. 53; see also Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003, p. 400.

⁵ Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust, Bendigo, 1987, p. 130.

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- ⁶ Ray Wallace, *Sydney Flat to Woodvale Green*, Woodvale Progress Association, 1984, pp. 53-54.
- ⁷ Ray Wallace, *Sydney Flat to Woodvale Green*, Woodvale Progress Association, 1984, p. 54.
- ⁸ A list of projects attributed to Love is at, <http://trove.nla.gov.au/work/32925867>
- ⁹ Cavity wall construction was developed in Britain from the 1820s, gaining widespread use from the 1850s. The technique provided insulation and additional rigidity to buildings.
- ¹⁰ Miles Lewis, 'R A Love and the Bendigo connection,' Section 6.03 of *Australian Building: A Cultural Investigation*, viewed online at mileslewis.net, accessed 27 August 2010.
- ¹¹ Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003, p. 400.
- ¹² The majority of local histories refer to the Camp Hotel. See for instance, Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003, p. 400, which describes the Camp hotel as the 'best known' in Woodvale.
- ¹³ Changed noted by owner, David Vaughan. Damage during storms in January 2011 led to a need to stabilise the structure. Many posts were beyond repair. Steel posts were used to replace timber ones and recycling the materials that could be used, timber slabs replaced with corrugated iron. From email correspondence 20 September 2011.
- ¹⁴ 'House Dunedin' citation (Camp Hotel), Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.
- ¹⁵ Changed from *Heritage Policy Citations Review, 2011*. November 2011.