

HERITAGE CITATION REPORT

Name The Lake Hotel (former)
Address 6360 Northern Highway HEATHCOTE **Grading** 2008 Local
Building Type Hotel
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity

Altered

History and Historical Context

History of Heathcote

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party explored the area in 1836, on the homeward leg of a journey to Portland Bay. Mitchell was impressed by what he perceived as the bounty of the country,

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and named the area around Port Phillip *Australia Felix*.^[1]

Much of land around Heathcote was dominated by a series of pastoral runs established from the 1830s. Henry Munro took up an extensive tract of land in early 1838 which was later subdivided to form *Campaspe (Coliban Estate)* and *Spring Plains Stations*.^[2] By 1850, there was no available land remaining in all of northern Victoria.^[3]

The discovery of gold at McIvor Creek in 1852 changed the face of the district and brought about new patterns of settlement and expansion. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.^[4] Hotels were big business in any gold rush town a spate of hotels were established in Heathcote before 1860 including the Mt. Ida Hotel, the Union Hotel, the Camp Hotel, the Prince of Wales Hotel, the Lake Hotel, the Victoria Hotel and the Rodney Hotel.

The government camp was established at Heathcote in 1853. By 1858 Heathcote boasted a permanent postmaster and a daily mail service to Melbourne. A camp doctor had been stationed at Heathcote quite early on, and by 1853 a further five private doctors had expanded options for those in need of medical treatment.^[5] The Heathcote Hospital was built in 1859.

Assistant Surveyor Phillip Chauncey surveyed the town site of Heathcote prior to the first land sale at Heathcote on the 24th January 1854.^[6] A total of eighty seven quarter-acre blocks were auctioned at the Police Office in the government camp.^[7] Much of the early development in the township was clustered around High Street.

The Heathcote and Waranga District Roads Board was established in October 1861.^[8] Heathcote became a borough in 1863, and its council enlarged to nine members.^[9] The district survived until 1863, when Waranga and Heathcote became separate entities.^[10] The Shire of McIvor was proclaimed in the Victorian *Government Gazette* in December 1864. It was not until 1892 that the Borough of Heathcote officially amalgamated with the Shire of McIvor.

The Heathcote National School opened in 1853. The School was a private facility, and enrolments were known to fluctuate periodically, as itinerant prospectors' quest for gold pressed them to move to new rushes and new finds. Educational facilities were expanded in the 1860s with the opening of denominational schools by the Church of England, the Catholic and Methodist Churches. In 1873, compulsory free and secular primary education was legislated by the Government and the Heathcote Common School No. 300 opened, only to close by the mid 1860s.^[11] The South Heathcote State School opened in April 1874.^[12]

Towards the end of the 1870s, the initial spark of the gold rushes had faded and changes in the agricultural industry were brought on with the 42nd Second Section of Grant's Amended Land Act of 1865, which prompted the acquisition of smaller holdings by a number of residents in the district. As well as dairying and farming enterprises, tobacco crops and vineyards were planted in the area. There were also three flourmills in operation in Heathcote by the 1880s.^[13] Grazing, agriculture and dairying remained mainstays in the Heathcote community and the significant pastoral estates in the region flourished. Much of the produce from farming was sold in and around Heathcote which, as it continued to expand, proved a viable market. A Chinese market garden had been established by Kit Foo in 1868, on ten acres of land on the west side of Wild Duck Creek. ^[14]

The railway from Bendigo to Heathcote officially opened on the 1st October 1888.^[15] Development of the railway was of benefit to farmers in the district and allowed the diversification of their markets, as well as more efficient transport of imports into the community, and generally increased profitability. Livestock yards built at the station in 1890 were of further advantage to the farming community.^[16]

After the turn of the century, development of Heathcote continued. Between 1910 and 1913 the Licensing Board enforced the de-licensing of many of Heathcote's numerous hotels. War broke out on the 4th August 1914 and a total of fifty one

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men from Heathcote served. The Second World War had an equally devastating impact on Heathcote. Air spotting posts were established in Heathcote, and the government acquired some 15,000 acres of land at Puckapunyal which was set aside as a military training camp.

In November 1994, the Shire of McIvor was restructured and part of its area, including Heathcote, was transferred to the City of Greater Bendigo.

History of the Lake Hotel, 6360 Northern Highway, Heathcote

The hotel at 6360 Northern Highway was built on part of a twenty nine acre allotment that was granted by the Crown to J. Dwyer on the 19th December 1854. Dwyer paid the sum of £67.4.0 for the land, which was bounded on two sides by the Mt. Ida Creek and covered all of allotment 9 in the Parish of Heathcote.[17]

Dwyer sold to Charles Edward Etheredge on the 24th April 1857 for the sum of £190.0.0.[18] Etheredge, with his brother Frederick Augustus Etheredge, established the Lake Hotel. The brothers continued to run the Hotel until 1860, when, in February, they announced the dissolution of the partnership. Charles continued to run the Hotel without his brother.[19]

Charles Etheredge died at the Lake Hotel on the 7th November 1910, at the age of 85. He left an estate to the value of £3,111. The license for the Lake Hotel was then issued to Arthur R. Etheredge, but transferred by him to his wife, Caroline, in October 1912. They ran the Hotel until Caroline's death on the 23rd April 1946. Arthur Etheredge had preceded her in 1939.[20]

In 1947 the Etheredge family sold the Lake Hotel to John O'Donnell, who had previously worked as an axeman. He sold the place to Mr. and Mrs. Robert Bruce Dean in 1961.[21]

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, p. 1.

[2] Randell, J. O. (1985), p. 1.

[3] Randell, J. O. (1985). p. 8.

[4] Randell, J. O. (1985) p. 31.

[5] Randell, J. O. (1985), p. 28.

[6] Randell, J. O. (1985), p. 21.

[7] Randell, J. O. (1985), p. 225.

[8] Randell, J. O. (1985), pp. 79 - 80.

[9] Randell, J. O. (1985), 35.

[10] Hall, T. R., *History of the town and district: Heathcote*, reproduced 1985 with permission, p. 7.

[11] Hall (1985), p. 11.

[12] Hall (1985), p. 12.

[13] Randell, J. O. (1985), p. 43.

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[14] Randell, J. O. (1985), p. 135.

[15] Randell, J. O. (1985), p. 56.

[16] Randell, J. O. (1985), p. 31.

[17] Research notes for old law search application 58008.

[18] Research notes for old law search application 58008.

[19] Randell, J. O. (1985), p. 245.

[20] Randell, J. O. (1985), p. 245.

[21] Randell, J. O. (1985), p. 245.

Primary sources

Research notes for old law search application 58008.

Secondary sources

Hall, T. R., *History of the town and district: Heathcote*, reproduced 1985 with permission

Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor

Relevant Historical Australian Themes

6. Building town, cities and the garden state

6.5 Living in country towns.

Description

Physical Description

The former Lake Hotel at 6360 Northern Highway is a timber framed weatherboard building with a return verandah and a splayed corner. This feature is common on hotels, and combined with the second doorway to the side elevation. It may be assumed from the style of the gabled roof that the first floor is an extension and that the original building was single storey. The doors are designed with rectangular fanlights above, and there are different styles of windows to each elevation. It is possible that the wider sash windows are a later addition.

There is a gable roofed building joined at the rear as an extension, and an outbuilding of corrugated iron which is also of interest.

Physical Condition

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Fair

Conservation Policy

The following specific conservation actions are recommended, should the opportunity arise:

Further investigation of any historic photographs may be required if major works are proposed for this building.

Australian Heritage Commission Criteria

Importance to the course or pattern of our cultural or natural history. *Criterion A*

Possession of uncommon rare or endangers aspects of our cultural or natural history. *Criterion B*

Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

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

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

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

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*

Comparative Analysis

6360 Northern Highway has some stylistic comparisons with 73-75 Kilmore Road, Heathcote, although it is more intact. Other early hotels include the Knowsley Hotel at 2948 McIvor Highway Knowsley which was also built in the 1850s.

Statement of Significance

What is significant?

The former Lake Hotel built c.1857 at 6360 Northern Highway, Heathcote, including all the fabric of the timber framed weatherboard building with a return verandah is significant. The gable roofed building at the rear and the outbuilding is also significant.

How is it significant?

The former Lake Hotel, 6360 Northern Highway, Heathcote is of local historic and architectural significance to the City of Greater Bendigo.

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Why is it significant?

As a nineteenth century hotel built during the early gold rush era, the former Lake Hotel is historically significant for its early date of construction and long association with the Etheredge family. The hotel was established by Charles Edward Etheredge with his brother Frederick Augustus Etheredge c. 1857. The partnership ended in 1860. After Charles died at the Lake Hotel in 1910, members of Etheredge family continued to run the hotel until 1947 when it was sold to John O'Donnell. *Criterion A*

6360 Northern Highway is architecturally significant as a vernacular timber framed weatherboard building with a return verandah and a splayed corner, common to hotels in the study area. The building has been altered and there are more intact hotels in the study area. *Criterion D*

Recommendations 2008

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that the former hotel at 6360 Northern Highway, Heathcote be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'