


Place name	Bridge Hotel		
Address	49 Bridge Street, Bendigo	Extent of overlay 	
Place type	Hotel		
Survey date	June 2013		
Date of construction	c. 1913 (may incorporate fabric from the original hotel built 1858)		
Recommendation(s)	Recommended for inclusion in the Schedule to the Heritage Overlay		



View of the north elevation, extending along Water Street



Oblique aerial view of the Bridge Hotel looking south, 1934 (State Library of Victoria, Airspy)



Recent aerial view of the Bridge Hotel (October 2013)

Intactness

Good

Fair

Poor

History

The Bridge Hotel is situated on land which was originally part of Crown allotment 10, Section 25C of Bendigo, in the Parish of Sandhurst. This allotment and Crown allotment 9 immediately to the south were purchased from the Crown by a J Wallach in February 1855.¹

The Bridge Hotel was originally known as the Waterloo Hotel, and opened in January 1858 by Dugald McDougall. McDougall advertised the opening of the hotel, noting the 'comfortable and airy bedrooms and good stabling'.² The first licences for public houses in Bendigo had commenced in May 1854, after the lifting of the ban on selling alcohol, and by 1857 there were more than 90 licensed hotels in the town.³

Hotels were multi-functional during this period, providing spaces for socialising, entertainment, venues for political meetings as well as refreshment.⁴ In the late 1850s and early 1860s, the Waterloo Hotel was used for public meetings to introduce candidates for local elections and discuss local fees and rates.⁵ The hotel was opened at the time that Moritz, Julius and Jacob Cohn, originally of Denmark, opened the Victoria Brewery on allotments to the west of the Waterloo on Water Street.⁶

The earliest reference to the hotel in the Sandhurst rate books is in 1865, when draper Robert Currie was listed as the owner and Charles McKeim the occupier of a hotel on Bridge Street, valued at a net annual value (NAV) of £45. The following year, Currie's hotel was listed at the corner of Bridge and Water streets, with hotelkeeper Hugo Kleeberger as the occupier.⁷ Robert Currie died in 1873, and his estate listed the hotel property as '5 perches or thereabouts ... with shop and premises thereon built of brick, stone and wood containing six rooms in all', valued at £500.⁸

Presumably the 'shop and premises' was a reference to the hotel building. The hotel property passed to Currie's widow, Jessie, on 7 June 1875. By this time Crown allotment 10 had been subdivided into two portions, and Jessie Currie also acquired the southern part in June 1875.⁹ Under her ownership, the Waterloo Hotel continued to be operated by a number of different hotelkeepers including John Hewitt in 1881, Thomas Penman in 1896 and Bridget Chambers in 1902.¹⁰ Although Currie was the owner of the property 'Cohn Bros Lessees' is recorded in the rate book entries of 1898 and 1902 for the property, suggesting a connection (unspecified) with the Cohn Brothers brewery adjacent to the hotel.¹¹ The Cohn Bros Victoria Brewery Company acquired the hotel in 1913, following Jessie Currie's death.¹² In 1925, after Cohn Bros ceased operating as a brewery, the hotel came under the ownership of Carlton and United Breweries (CUB) and the property boundary was redrawn to its current extent.¹³ At this time, CUB had a virtual monopoly of hotels in Victoria.¹⁴

The hotel in its current form has Edwardian characteristics and details suggesting a 1905-15 date of construction, however it is unclear from the rate books when the works took place; between 1901 and 1916, the net annual value of the property increased only slightly in 1914, from £45 to £50.¹⁵ It is possible that the works were carried out following the acquisition of the hotel by the Cohn Bros Victoria Brewery in 1913. The extent to which the building incorporates fabric from the 1850s building has not been established, but the minimal rise in rates at this time suggests that the works may well have been limited to the remodelling of the façade. This could likely be confirmed through an internal inspection.

During the 1970s the hotel underwent a number of changes of ownership, before being purchased by the Commercial Bank of Sydney in 1982.¹⁶ The Waterloo Hotel retained its name into the 1970s, before taking its present name, the Bridge Hotel.

Victoria's Framework of Historical Themes

5.0. Building Victoria's industries and workforce

5.6. Entertaining and socialising

Description and integrity

The Bridge Hotel at the corner of Bridge and Water streets is a two-storey face brick building with a decorative painted rendered parapet that extends along the Bridge Street elevation and returns to Water Street. There is a single-storey addition to the east, extending along Water Street. The form of the parapet and the render details to the two-storey section appear to be of Edwardian origins.

The hotel has a chamfered corner entry bay, with a non-original door. There is an additional doorway to each of the Bridge Street and Water Street elevations; the latter is a modified window opening. Works to accommodate the present glazed double doors include the widening of both the window opening, and the rendered lintel. The Bridge Street entry, which also has a rendered lintel, may be original.

Window openings are regularly spaced on both levels. The ground level windows have rendered sills and lintels; while those to the upper level have rendered sills only. There is a small rendered cartouche-like panel over the chamfered corner entry bay. There are also two rendered panels to the parapet.

Some areas of the brickwork are over-painted in a brick colour, possibly concealing earlier painted signage. The parapet is painted white, with details and cappings in grey. The hipped roof areas are clad with corrugated sheet metal.

The single-storey rear addition has been extended since 1934. The Water Street-facing elevation of the original rear wing has been extensively modified, including the partial infilling of the two window openings.

Comparative analysis

The subject property is a conventional two-storey corner hotel of a type found throughout Victoria's metropolitan areas from the 1850s. In its corner siting, massing and chamfered corner entry bay the Bridge Hotel is typical of many hotels in Victoria from the mid-nineteenth century. Many mid to late-nineteenth century hotels with this standard form were remodelled in the early twentieth century or in the interwar period, reflecting both changes to licensing laws and a desire to modernise. Works frequently included façade remodelling works as well as changes to the internal arrangements of bars and other facilities.



The Exchange Hotel, 39 Bay Street, Port Melbourne, a typical example of a nineteenth century hotel remodelled in the 1910s in a restrained Edwardian style (1916)

Assessment against criteria

Criteria amended from VPP Practice Note 'Applying the Heritage Overlay' (September 2012)

Criterion A – Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance).

The Bridge Hotel at the corner of Bridge and Water streets is of local historical significance as a hotel of long standing in Bendigo; there has been a hotel on the site since 1858, providing a place to socialise and a venue for public and political meetings.¹⁷ The existing building appears to be a redevelopment or remodelling of the earlier building, with the change possible coinciding with the acquisition of the site by the adjacent Cohn Brothers Victoria Brewery in 1913.

Criterion B – Possession of uncommon rare or endangered aspects of the City of City of Greater Bendigo's cultural or natural history (rarity).

N/A

Criterion C – Potential to yield information that will contribute to an understanding of the City of Greater Bendigo’s cultural or natural history (research potential).

N/A

Criterion D – Importance in demonstrating the principal characteristics of a class of cultural or natural places and environments (representativeness).

With its corner siting, two-storey massing, hipped roofs, and chamfered corner entry bay the Bridge Hotel demonstrates a number of principal characteristics of hotels in Victoria from the mid-nineteenth century. Its Edwardian-era detailing is typical of a hotel remodelled or developed in that period.

Criterion E – Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The prominent and flamboyant Edwardian parapet and more restrained render detailing to the façade are distinctive and add interest to the design.

Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

While not investigated as part of this assessment, as for any hotel of long-standing the Bridge Hotel is likely to be of social value and a focus of some attachment in the local community.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo’s history (associative significance).

N/A

Statement of significance

What is significant?

The Bridge Hotel at the corner of Bridge and Water streets is a two-storey face brick building with a chamfered corner. It features a painted rendered parapet that extends along the Bridge Street elevation and returns to Water Street. There has been a hotel on this site since 1858. The façade design and Edwardian form and detailing of the parapet suggest an early twentieth century (c. 1913) redevelopment or a façade remodelling incorporating the earlier Victorian building. The rear addition, albeit incorporating early fabric, has been significantly remodelled and extended, and is not of heritage significance.

How is it significant?

The Bridge Hotel is of local historical, social and aesthetic (architectural) significance.

Why is it significant?

The Bridge Hotel at the corner of Bridge and Water streets is of local historical significance as a hotel of long standing in Bendigo; there has been a hotel on the site since 1858, providing a place to socialise and a venue for public and political meetings.¹⁸ The existing building appears to be a

redevelopment or remodelling of the earlier building, with the change possible coinciding with the acquisition of the site by the adjacent Cohn Brothers Victoria Brewery in 1913.

The building is also of local aesthetic/architectural significance as a representative example of a two-storey corner hotel of a type found throughout Victoria's metropolitan areas from the 1850s, with its corner siting, massing and chamfered corner entry bay. Its Edwardian-era detailing, including the parapet form and detailing, are typical of hotels remodelled or developed in that period. The prominent and flamboyant parapet and more restrained render detailing to the façade are distinctive and add interest to the design.

While not investigated as part of this assessment, as for any hotel of long-standing the Bridge Hotel is likely to be of social value and a focus of some attachment in the local community.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the City of Greater Bendigo Planning Scheme.

External paint controls	Yes
Internal alteration controls	No
Tree controls	No
Outbuildings and fences not exempt under Clause 43.01-3	No
Included on the Victorian Heritage Register under the Heritage Act 1995	No
Prohibited uses may be permitted	No
Name of Incorporated Plan under Clause 43.01-2	No
Aboriginal heritage place	No

Identified by

Lovell Chen 2013

References

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- 1 Bendigo in the Parish of Sandhurst, Plan 18', Parish and Township Plans Digitised Reference Set, VPRS 16171/P1, Public Record Office Victoria.
 - 2 *Bendigo Advertiser*, 9 January 1858, p. 3.
 - 3 Lovell Chen, *City of Greater Bendigo: Thematic Environmental History*, 2013, p. 92.
 - 4 Lovell Chen, *City of Greater Bendigo: Thematic Environmental History*, 2013, p. 92.
 - 5 *Bendigo Advertiser*, 11 June 1859, p. 2, 18 November 1858, p. 3, 2 August 1861, p. 3.
 - 6 Keith M. Deutsher, *The Breweries of Australia: A History*, Beer & Brewer Media Pty Ltd, Glebe, 2012, p. 100.
 - 7 Borough of Sandhurst rate books, rate no. 2233, 1865, rate no. 2474, 1866, , Bendigo Historic Rates Index, Bendigo Library, Goldfields Library Corporation.

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- 8 Robert Currie, Probate and Administration files, 1873, VPRS 28/P2/16, Public Record Office Victoria.
- 9 Certificates of Title (cancelled) Volume 695 Folio 862 and Volume 768 Folio 469, Landata Titles and Property certificates.
- 10 City of Sandhurst rate books, rate no. 4096, 1881, rate no. 2474, 1866, 4681, 1902-1903, Bendigo Historic Rates Index, Bendigo Library, Goldfields Library Corporation, *Sands & McDougall Bendigo and District directory*, 1896.
- 11 City of Sandhurst rate books, rate no. 4500, 1898, rate no. 4681, 1902-3, Bendigo Historic Rates Index, Bendigo Library, Goldfields Library Corporation,
- 12 Certificates of Title (cancelled) Volume 768 Folio 469 and Volume 1353 Folio 488, Landata Title and Property Certificates.
- 13 Certificate of Title (cancelled) Volume 768 Folio 469, Landata Title and Property Certificates, Lovell Chen, *City of Greater Bendigo: Thematic Environmental History*, 2013, p. 78.
- 14 Lovell Chen, *City of Greater Bendigo: Thematic Environmental History*, 2013, p. 78.
- 15 City of Bendigo rate books, Barkly Ward, rate no. 4697, 1912, VPRS 16267/P1/57, rate no. 4674, 1914, VPRS 16267/P1/59, Bendigo Regional Archives Centre, Public Record Office Victoria.
- 16 Certificate of Title Volume 5073 Folio 504, Landata Titles and Property Certificates.
- 17 *Bendigo Advertiser*, 11 June 1859, p. 2, 18 November 1858, p. 3, 2 August 1861, p. 3.
- 18 *Bendigo Advertiser*, 11 June 1859, p. 2, 18 November 1858, p. 3, 2 August 1861, p. 3.