Name	Raglan Hotel (former)		
Address	106 High Street AXEDALE	**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

Integrity

Altered

History and Historical Context

History of the Shire of Strathfieldsaye

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.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*.[1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.[2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. 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.[3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.[4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.[6]

History of Axedale

The plan of the township of Axedale, with its characteristic crescent ends, was laid out circa 1856. Axedale was included in the district of Mandurang and under the control of the Strathfieldsaye Roads Board. Patrick Drake had built the Campaspe Hotel in 1855, and by 1865, the district had developed to the extent that it was able to support a further six hotels.[7] Goldfields were typically rough and lawless places, and hotels were big business in their midst. Patterns of settlement continued to reflect the status of Axedale as a centre of support for surrounding farm lands and mining pursuits, and by the 1860s, there were some 500 residents.[8]

Axedale was proclaimed a district on the 20th August 1861, and then a Shire on the 25th September 1866.[9] Much of the population of Axedale was of Irish origin, and tensions between Catholics and Protestants were articulated through the establishment and development of separate facilities for both religions. Facilities in the town were established to cater for, or became associated with, either the Catholic or Protestant communities, so much so that Axedale duplicated its cemeteries, hotels and schools in order to cater for both sectors.[10]

Religious facilities were first established in Axedale with the opening of the St. Mary's Catholic Church in Axedale in 1862. The Catholics also ran a school from the Church, catering for the children of waves of settlers that continued to arrive in the area. By the end of the 1860s, pressure from the Common School Committee led to their acquisition of Crown Land, that was gazetted as the site for the Axedale Common School in 1869. The school opened in 1871.[11] Alongside the establishment of religious and educational facilities was the construction of the Axedale Police Station, which opened in 1866.

The rich soils of the Campaspe River allowed for the continuation of farming as a mainstay for the area. Alongside the maintenance of agricultural and pastoral pursuits, residents of Axedale developed other industries. Napthali Ingham established a bluestone quarry on his land in the 1860s, and a further quarry was opened in by Riley, Brazier and Nelson in 1905.[12] Vineyards and orchards were important developments in the district.

Development of the district and its industries were further enhanced with the construction of the railway from Bendigo to Heathcote, which opened in 1884. The railway was vital means of connecting a number of small towns in the district. The station at Axedale was opened on the 1st October 1888, and continued to be serviced until its closure during the Second World War.[13]

In the 1930s, construction of a weir at the Campaspe River was commenced, though work was suspended at the height of the depression.[14]This weir was incorporated into Lake Eppalock in 1960-65, with its close proximity proving a source of employment for the town. [15]

The marked development of the region culminated in the decision in 1994 to amalgamate the Shire of Strathfieldsaye with nearby Shires to form the City of Greater Bendigo.

History of former Raglan Hotel, 106 High Street, Axedale

Parish plans indicate that the former Raglan Hotel on High Street is built upon land that was part of a series of lots owned by John Haillie as part of the first waves of settlement following the survey of the town circa 1856.[16] The *Victorian Gazetteer* recorded in 1856 that the Raglan Hotel was one of seven in the vicinity of the fledgling township[17], indicating it is probable Haillie established the hotel. The L-shaped hotel and a sizeable outbuilding (or dwelling) are shown on an 1858 plan of the township, so it appears that Haille was responsible for their construction.[18]

Rate books indicate that Andrew Taylor was the owner of the Raglan Hotel and associated buildings from 1865, and that he was leasing the establishment to William Holmes until 1870.[19] Rate books record James Doak as the owner of a hotel on the Heathcote Road in Axedale from 1870.[20] He was at that time leasing the place to Conrad Wittscheibe[21], an arrangement that was seemingly short lived. David Wise Kelly held the lease for the hotel in 1875, and was followed thereafter by Michael Genton in 1880 and James Winter in 1885, before Doak assumed the license for the place.[22] By 1890 there had been some development of the place, and it was listed in rate books as a hotel and dwelling.[23]

The township of Axedale had been laid out shortly after the cessation of the Crimean War, and this apparently influenced the owner such that he was prompted to name the Raglan Hotel after Lord Raglan, the ill-reputed General.[24] The Raglan was reportedly favoured by the Protestant population of the district, and there was some rivalry with the Catholic population.[25] Community consultation has revealed that there are bullet holes extant in the fabric of the former Raglan Hotel, which are supposedly the remnants of the ongoing feud between Catholic and Protestant communities.[26]

Rate books show that Matilda Riley (first listed as O'Reilly) ran the Raglan Hotel from the mid 1890s until circa 1910.[27] The Riley family sold it to Howard Chadwick on the 1st March 1912.[28] Chadwick acquired further land on the other side of Raglan Place East at the same time, which brought his total holding to just over six acres.[29] Chadwick was obviously not cut out for life as a hotel keeper, or perhaps bought the property as an investment, as he sold the hotel to Patrick Joseph O'Donnell with six months of his purchase. O'Donnell took out two mortgages; one to Thomas Pritchard and Charles Chamberlain and another to Howard Chadwick, the previous owner, to fund his acquisition of the property.[30]

The Raglan Hotel was transferred to Thomas Pritchard, Elizabeth Chamberlain, George Nelson Chamberlain and Charles Cohen, circa 1915, though the exact date of the sale is not recorded.[31] The transfer may have been the result of a default on O'Donnell's mortgage.

The foursome owned and ran the hotel for a number of years. Chamberlain and Pritchard are both listed as brewers in Titles records, which suggests that they were undertaking some kind of brewing enterprise at the establishment.[32] The hotel was not leased to a brewing company, and it could have been that the conglomerate chose to produce their own beer rather than have it brought in by a mass producer.

By the 1930s George Nelson Chamberlain was the sole proprietor of the Raglan Hotel, and he sold it to John Felix Burns Drake on the 29th November 1933. Drake mortgaged the place to Chamberlain on the point of sale, and later took out a further mortgage to the Commonwealth Bank of Australia in 1953.[33] Given its early date of construction, it is assumed the Raglan Hotel was renovated at various points over time, though no evidence of such work could be located.

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

[2] Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale, p. 150

[3] Spreadborough and Anderson (1983), p. 31.

[4] Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye,* Shire of Strathfieldsaye, Victoria, pp. 11 - 12.

[5] Hewat, Tim (1983), p. 18.

[6] Hewat, Tim (1983), p. 107.

[7] Whitworth, Robert P. (1879). *Bailliere's Victorian Gazeteer and Road Guide*, F. F. Bailliere, Melbourne, p. 17.

[8] Centenary and Back to Axedale Committee (1970), *Accent on Axedale*, Axedale, Victoria, p. 8.

[9] Centenary and Back to Axedale Committee (1970), p. 21.

[10]Earth Tech Engineering Pty Ltd (2002), *Heathcote - Strathfieldsaye Thematic History,* City of Greater Bendigo, Bendigo. , p. 10.

[11] Centenary and Back to Axedale Committee (1970), p. 16.

[12] Centenary and Back to Axedale Committee (1970), p. 21.

[13] Centenary and Back to Axedale Committee (1970), p. 28.

[14] Hewat, Tim (1983), p. 115.

[15]Heritage Victoria, (n.d), *Eppalock Weir,* Hermes entry 6482

[16] Parish Plan of the Town of Axedale, undated.

[17] Whitworth, Robert P. (1879). *The Victorian Gazeteer and road guide: containing the most recent and accurate information as to every place in the colony,* Melbourne, F. F. Bailliere., p. 17.

[18] Put-away plan 'A98 - Allotments in the Township of Axedale', Feb 12, 1858.

[19] Shire of Strathfieldsaye Rate Books, 1865 - 1870.

[20] Shire of Strathfieldsaye Rate Books.

[21] Shire of Strathfieldsaye Rate Books, 1870.

[22] Shire of Strathfieldsaye Rate Books, 1880 - 1890.

[23] Shire of Strathfieldsaye Rate Books, 1890.

[24] Centenary and Back to Axedale Committee (1970), p. 8.

[25] Hewat, Tim (1983), p. 38.

[26] Axedale Community Consultation.

[27] Shire of Strathfieldsaye Rate Books, 1895 - 1910.

[28] Certificate of Title, Vol. 3562, Fol. 315.

[29] Certificate of Title, Vol. 3586, Fol. 123.

[30] Certificate of Title, Vol. 3586, Fol. 123.

[31] Certificate of Title, Vol. 3586, Fol. 123.

[32] Certificates of Title, Vol. 4000, Fol. 934; Vol. 4000, Fol. 935.

[33] Certificate of Title, Vol. 4000, Fol. 934.

Primary sources

Certificates of Title.

Parish Plan of the Town of Axedale, undated.

Put-away plan 'A98 - Allotments in the Township of Axedale', Feb 12, 1858.

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

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Relevant Historical Australian Themes

6 Building towns, cities and the garden state

6.5 Living in country towns

Description

Physical Description

The Raglan Hotel is located on the McIvor Highway opposite the Axedale Hotel. It is designed in a vernacular style and the wide gable roof appears to allow enough height for attic rooms. This building form is typical of some early hotels that provided accommodation upstairs. The roof form is somewhat atypical as there is a gable end and a hip end. It is unclear whether it was designed this way or whether it is an alteration. The hotel is built from a combination of bluestone walling and sandstone quoining and window dressings. The hotel extends at the rear along a side street in a hip roofed wing. The hotel has undergone some alterations including the addition of a return verandah with a bull-nosed profile. Other alterations include painting of the stone at the rear. There are sandstone walls enclosing a garden and a separate stable built of bluestone at rear of the site. This building has a circular window to the street with a brick window moulding.

Physical Condition

Good

Statement of Significance

What is significant?

The former Raglan Hotel site, including all the fabric of 1856 bluestone building with sandstone quoining and window dressings, enclosed garden with sandstone walls and the bluestone stable, is significant. The verandah is not significant.

How is it significant?

The former Raglan Hotel is of local historic and architectural significance to the City of Greater Bendigo.

Why is it significant?

The former Raglan Hotel is historically significant as a nineteenth century hotel built in a country town during the early gold rush era. As one of the first hotels built in the fledgling township of Axedale, the former Raglan Hotel is historically important as for its association with naming of the former Hotel after Lord Raglan is also important for its association with Crimean War.

It is also historically important for its ability to demonstrate the tensions between the Catholic and Protestant communities. The bullet holes extant in the fabric of the former Hotel, are supposedly the remnants of the ongoing feud.

The many changes in ownership and publicans may reflect changes in social circumstances or financial inability to improve their facilities. *Criterion A*

The former Raglan Hotel is a relatively unaltered bluestone building with decorative sandstone window dressings. The unusual hipped and gable roof adds to its architectural [aesthetic] significance. Although the verandah is an addition, the roofline and facade form an important streetscape element. It is located opposite the AxedaleTavern and the two hotels form an important component of the township. *Criterion D*

The former Raglan Hotel is socially significant as an example of the social traditions of a mining and farming community, providing a meeting place and also accommodation for travellers. *Criterion G*

Assessment Against Criteria

HERCON 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*

Recommendations 2008

External Paint Controls	Yes
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 106 High Street Axedale be retained as an individual place to the Heritage Overlay of the City of Greater Bendigo 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.'