

Locality: ROSEDALE
Place address: 2-10 PRINCE STREET
Citation date 2016
Place type (when built): General Store, Hotel
Recommended heritage protection: Local government level
Local Planning Scheme: Yes
Vic Heritage Register: No
Heritage Inventory (Archaeological): No

Place name: Exchange Hotel (former)



Architectural Style: Victorian Georgian
Designer / Architect: Not known
Builder: William Allen
Construction Date: 1863, 1911

Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

The former Exchange Hotel at 2-10 Prince Street, Rosedale, is significant. The original form, materials and detailing as constructed in 1863 and 1911 are significant.

Later outbuildings, and alterations and additions to the building are not significant.

How is it significant?

The former Exchange Hotel is locally significant for its historical, social and aesthetic values to the Shire of Wellington.

Why is it significant?

The former Exchange Hotel is **historically significant at a local level** as it illustrates the earliest development period of the township of Rosedale on the main coaching route, at the intersection of the Port Albert-Rosedale Road and the Melbourne-Sale Road. The two-storey building was built in 1863 for owner James T. Robertson, one year after the first bridge was built over the Latrobe River. The building was constructed by prominent Rosedale builder, William H Allen, with a cantilevered balcony to the first floor. In July 1863, J. T. (James Thomas) Robertson first advertised in Rosedale as a 'Wholesale Wine and Spirit Merchant, Grocer, Ironmonger, and General Storekeeper'. In 1864, the building became the Royal Hotel, run by J. T. Robertson who held an opening night on 1 July 1864. In 1865, large stables were built (since demolished) which were subsequently used as a depot by many coach lines, including Cobb & Co. Henry Luke purchased Lot 1 and the Royal Hotel in September 1865. Luke was a prominent Rosedale citizen, who also owned the general store opposite from 1859, operated the National Bank by 1863 and built the post office on Prince Street. The Hotel property also comprised a house in the 1860s (since demolished), presumably for the publican. From 1868, the Royal Hotel was run by D. Fyffe, who changed the name to the Exchange Hotel by 1869. In 1882, Luke sold the Exchange Hotel to George Greenwell, Rosedale publican. After this date, the hotel had a number of publicans and owners. In November 1891, the hotel was 'thoroughly renovated' and in 1911, a new two-storey verandah was constructed to both facades (which may have simply built onto the 1863 balcony). The building is significant for its association with prominent local builder William Allen. (Criteria A & H)

The former Exchange Hotel is **socially significant at a local level** for having continually served the local community as a social and entertainment venue, from the town's earliest days to today. (Criterion G)

The former Exchange Hotel is **aesthetically significant at a local level** for its architectural qualities representing the Victorian Georgian style, and for its landmark quality at the main intersection of Rosedale. The style is represented in the two-storey rendered brick building with a very steeply pitched hipped roof at the corner and two extended steep hipped roofs parallel with Princes St, in the positioning and size of the original windows and doors; this includes the tall openings (originally French doors) to the first floor, and the original six-over-six sash windows to the ground floor. The original openings to both floors (except for the main entrance) retain radiating brick voussoirs above, and the windows retain their angled sills. Also notable is the chamfered corner, main entrance at the corner with its highlight (with a modern window and door which are not significant) and the 1911 two-storey verandah with a shallow skillion roof clad with corrugated iron, supported by timber stop-chamfered posts. (Criterion E)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the boundaries as shown on the map.

| | |
|---|--------------|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Outbuildings or fences which are not exempt under Clause 43.01-3 | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | No |
| Aboriginal Heritage Place | Not assessed |

Map of recommended boundary for Heritage Overlay



KEY

- Recommended for Heritage Overlay
- Title boundary

Exchange Hotel (former) 2-10 Prince St, Rosedale

Project: Wellington Shire Stage 2 Heritage Study
Client: Wellington Shire Council
Author: Heritage Intelligence Pty Ltd
Date: 12/2/16

History

Locality history

In 1842, the first known Europeans visited the Rosedale area, and by 1844 squatters had taken up land in the region which was called 'Snake Ridge'. The run to the west of the current Rosedale, north of Latrobe River, was 'Rosedale Run', taken up by David P. Okeden and thought to have been named after his wife Rosalie. Four grandsons of the 3rd Governor of New South Wales, Philip Parker King, were amongst the early settlers in the area. These included John King and William King. In the late 1840s, Rosedale township was referred to as 'Blind Joe's Hut', named after the local hut of a Chinese shepherd who was blind in one eye (RDHS web).

By the late 1850s the town comprised a store, hotel and a blacksmith, with most of the inhabitants of the town being employed at Snake's Ridge Run. In 1855, Rosedale township was gazetted. It is thought to have been named after either Lieutenant Okedon's Rosedale Run (which was named in honour of his wife Rose) or Rosedale Abbey in North Yorkshire, England (RDHS web). The town grew due to its location at the intersection of two main routes that were travelled by coaches and miners. The track from Port Albert passed through Rosedale and was the main entry into Gippsland, which intersected with the route from Melbourne to Sale. In 1862, the first bridge was built over the Latrobe River, replacing the punt (Fletcher & Kennett 2005:72).

The town grew rapidly, becoming the third most important town in Gippsland in this early period. A school was opened in 1863, and a court house, police station, three churches, three hotels, bakers, butchers, saddlers and blacksmiths were soon established (Fletcher & Kennett 2005:72). One of the earliest Mechanics' Institute buildings in the Shire is the Rosedale Mechanics' Institute, an extant brick structure that opened in 1874 (Context 2005:43).

Rosedale was proclaimed a Road District in 1869 and the Shire of Rosedale was proclaimed in 1871. The town of Rosedale became the administrative centre for the large Shire, which extended from the Ninety Mile Beach in the south-east to the Thomson River in the north-west. The Rosedale Shire Offices were built in 1873, and new offices in 1913 and 1969. The railway station, with a residence and goods shed was opened in 1881 (Context 2005:30, 38). Most of the land in the Rosedale district was settled by 1880, and much of the land had been cleared in the area, with timber supplying the tannery and timber mills. Crops of wheat, oats, potatoes, peas and beans were grown, while grazing and dairying were also important during this period. However, the town's growth soon suffered due to its close proximity to Sale and Traralgon, which continued to expand (Fletcher & Kennett 2005:72).

As a response to the 1890s depression, and influenced by the ideas of Christian Socialist Reverend Horace Tucker, the Victorian government introduced the village settlement scheme, where unemployed workers could settle on very small allotments and supplement their farming enterprise with other seasonal work. Under the Settlement on Lands Act in 1893, Crown land was made available for this scheme. In Wellington Shire, village settlements were established at Sale and Rosedale. In Rosedale, 1,200 acres of unalienated land near the town were made available for village settlement but very little of this was successfully cultivated. Some houses remain from this settlement. A post-World War II soldier settlement estate was the Evergreen estate established south of Rosedale (Context 2005:7, 9).

In the twentieth century, Rosedale remained a small country town, serving the surrounding farming properties. Growth in other towns within Rosedale Shire increased the importance of Rosedale as an administrative centre. A small amount of residential growth occurred in the town in the 1960s as a result of the opening of a company manufacturing particle board, which opened in 1964 and stimulated the local business sector. Upon its closure in 1979, much of the community pursued jobs in other locations (Fletcher & Kennett 2005:72).

Rosedale ceased serving as an administrative centre following amalgamation in 1994, when Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and

Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire. The duplication of the long bridge over Latrobe River in Rosedale was opened in 1996, improving on the two bridges and a causeway constructed after the devastating floods of 1934 (Context 2005:28, 39).

Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

9. Developing cultural Institutions and Way of Life

Hotels were often one of the first buildings erected in a new settlement, as the social centre for the growing community, as a resting place on a coaching route and in the northern part of the Shire, en route to the goldfields. They provided lodgings and stables for travellers and before the establishment of public, commercial and government buildings, the rooms could also serve as meeting rooms for local groups, public meetings and travelling doctors who periodically tended the community.

Some of the earliest remaining hotels in the study area are the Exchange Hotel, Rosedale (c1863), Macalister Hotel in Maffra (c1863, 1922 additions), Railway Hotel in Heyfield (1885, 1940 additions) and Briagolong Hotel (1874; altered). Later hotels appeared once the towns were further established and provided competition to the earlier hotels, such as the Maffra Hotel (1900). In the twentieth century, earlier buildings were replaced, or re-built due to fires, such as the Tinamba Hotel (1924), Cricket Club Hotel in Cowwarr (1929), and Commercial Hotel in Heyfield (1930). The hotels continue to serve as social and entertainment venues for the present communities.

Place history

The current site of the Hotel (Lot 1, Section 1, Township of Briagolong) on the north-west corner of Princes and Lyons streets had a small number of owners after James Cowell received the Crown Grant for the land in 1855 (LV:Appn. No. 9284). In November 1862, James T. Robertson purchased lot 1. At this date there was no mention of any buildings on the land (LV:Appn No. 9284; MB No. 792/123).

The two-storey building at 2-10 Prince Street was built in 1863 for owner James T. Robertson (MB). The building was constructed by prominent Rosedale builder, William H Allen (RDHS). In July 1863, J. T. (James Thomas) Robertson first advertised in Rosedale as a 'Wholesale Wine and Spirit Merchant, Grocer, Ironmonger, and General Storekeeper' (*Gippsland Times*, 10 Jul 1863:1). In 1864, the building became the Royal Hotel operated by J. T. Robertson, who held an opening night on 1 July 1864. In September 1864, the Royal Hotel was first advertised, by J. T. Robertson proprietor. The hotel boasted 'First-class accommodation for travellers. Wines, Spirits and ales of such a quality as cannot be surpassed. Good tabling, and an excellent paddock' (*Gippsland Times*, 16 Sep 1864:1; Macreadie 1989:133). Robertson placed many adverts in the *Gippsland Times* for the Royal Hotel in 1864 and 1865.

Figure H1 shows that in the 1880s, the building comprised two sections with separate roof forms and separate entrances. This may suggest that Robertson built the first section in 1863, to serve as the general store, and the second section in 1864, to serve as the Royal Hotel. But this has not been confirmed, an internal inspection is required to confirm this.

The hotel was located on the main coaching route, at the intersection of the Port Albert-Rosedale Road and the Melbourne-Sale Road (Hardy 1989:26; Context 2005:36). In 1865, while Frank Liardet held the publicans license, large stables were built (since demolished) which were subsequently used as a depot by many coach lines, including Cobb & Co. (Macreadie 1989:133).

Henry Luke purchased Lot 1 and the Royal Hotel in September 1865 (LV:Appn no. 9284; MB 918/132). Luke retained the name of the hotel, continuing to call it the Royal Hotel in 1867 (MB No. 995/174). Henry Luke (1835-1906) arrived in Victoria in 1856 and came to Rosedale in 1857, and was one of the earliest settlers in the town, with only about 50 people residing in the town prior to 1858 (Maddern 1971:42; Macreadie 2009:188). Luke also owned the general store on Lot 4 (the land opposite on the

south-west corner of Prince and Lyons streets) which he owned from 1859. It was considered one of the best general stores in Gippsland at the time. A history dated 1905 recalled that when Luke opened the store 'bushmen from as far as Moe and Scrubby Forest journeyed to Rosedale to see the reality, and found, like the Queen of Sheba, when she went to visit King Solomon, that half the wonders had not been told' (Du Vue 1905; Maddern 1971:18, 46; Macreadie 1989:133). Luke was a prominent figure in the town. By 1863 he operated the National Bank and is also known to have constructed the Post Office building to the west on Prince Street (c1867) (Madder 1971:46, 51).

In May 1866, Luke advertised the auction of the property as he intended to leave the district (although it didn't sell at this date). Advertised for sale was the 'Hotel Property, Horse Bazaar and Stabling', Rosedale. It stated that the Royal Hotel was 'built of brick, and contains extensive accommodation ; built on ½ acre of land' and that Cobb and Co. coaches arrive and depart from the door four times daily. It notes that 'the house is now occupied'. The location of this house is not known. The Horse Bazaar was item number two for sale, 'lately erected', and occupied by C. Hewitt and Co. or Cobb and Co. It contained 14 stalls, 2 loose boxes and 2 roomy offices (*Gippsland Times*, 10 May 1866:2).

Luke retained ownership of the Royal Hotel. In the late 1860s, the publican's license lapsed for a very short period. The stables were then run by Peter Sinnbeck during this period (Macreadie 1989:133). In October 1868, an article in the *Gippsland Times* announced the reopening of the Royal Hotel, Rosedale, under D. Fyffe of Sale. Fyffe had run the Royal Exchange Hotel in Sale from 1863. By 1869, Fyffe applied for a publicans licence for the Exchange Hotel, Rosedale. He soon advertised that he would keep 'a good table with best liquors', have buggies, wagonettes and saddle horses for hire, have a steady driver and all at moderate prices (Macreadie 1989:133). However, by November 1870 Fyffe was declared insolvent (later discharged of insolvency in February 1871) and a new publican was advertised in January 1871. Fyffe was advertised in connection with the hotel once again in April 1871, before he died in May 1873. The Exchange Hotel was run by a number of publicans after this date (Macreadie 1989:133).

By 1871, Henry Luke owned both the Exchange Hotel, Rosedale, and the Oddfellows Arms in Traralgon (Macreadie 2009:190). In 1872, Luke left (reportedly sold, but the titles indicate that he retained ownership) the Rosedale general store and moved to Sale to become a journalist as the new owner-manager of the *Gippsland Mercury* newspaper which he managed until 1884, before passing the business to his son H. A. Luke (Macreadie 2009:190).

In 1876, Luke (now a newspaper proprietor) still owned lot 1 and the Exchange Hotel, Rosedale. At this date, the lot totalled approximately half an acre. At this date, Luke also retained ownership of the General Store on Lot 4, on the southern side of Princes Street (the west part of the current no. 15, and the east part of no. 17, Prince Street) (LV:V894/F617). It was in 1882 that Luke sold the Exchange Hotel on Lot 1 to George Greenwell, Rosedale publican (LV:V894/F617).

An early illustration (Figure H1) has an annotation at the bottom 'The Exchange Hotel, corner Lyons and Princes streets, Rosedale. George Greenwell, Proprietor', which dates the illustration between 1881 and 1890. The south and east elevations of the hotel are evident. The roof comprised two separate roof forms at this date; a taller very steep hipped roof to the eastern portion of the building, and a lower hipped roof to the western portion of the building fronting Princes Street (Macreadie 1989:143) Both roofs may be clad in 'Morewood and Rogers' flat metal tiles in this drawing. A cantilevered balcony ran along both facades of the first floor, with a cross-patterned balustrade and turned timber posts. The eastern portion of the building had two brick chimneys and a chamfered corner entrance (with a door and highlight) flanked by two very large windows of six panes and a filled lower portion (one facing each street). The eastern elevation had one sash window to the ground level and two openings on the first floor. The southern elevation consisted of a second entrance on the ground floor, with three multi-paned windows. While the upper floor had five openings with French doors, most with segmental-arches. A timber fence ran along the boundaries and to the rear (north) of the hotel was an outbuilding that was probably the stables, sitting on the

boundary. This was a gabled-roof building with skillions on the long elevations and an entrance off Lyons street (Macreadie 1989:143).

Photos (Figures H2 & H3) dating to the nineteenth century confirm the details of the illustration. Both photos showed people posing from the street and on the cantilevered balcony with its cross-pattern balustrade. Behind them on the first floor (south elevation) were five openings and a corner opening. Some of these are open, showing that they were French doors, allowing access to the balcony. Above were face brick chimneys (since removed). On the ground elevation, the three windows on the south elevation appear to have been six-over-six sash windows with segmental-arches and rendered voussoirs above. The entrance door on this elevation had a highlight, as did the corner entrance. The large six-paned window (with its bottom third filled/covered) to the ground floor had 'Exchange Hotel' written in arched lettering. The hotel appears to be rendered by this date (Museum Vic; Hardy 1989:52).

In March 1890, Charles Cribbens, Rosedale publican, held the license before becoming the owner. In November 1891, Cribbens 'thoroughly renovated' the hotel (Macreadie 1989:134). Cribbens leased the property (or part of it) to Robert Allan from 1900 to 1907, followed by Mary Skinner from 1907 to 1909 (LV:V1418/F454). After Cribbens' death in 1909, the hotel was transferred to his widow Amelia Morandi, 'of Exchange Hotel, Rosedale', who retained ownership until her death in 1926 (LV:V1418/F454). In 1911, Morandi had a new balcony constructed on the hotel (Macreadie 1989:135-7). From 1911, Morandi leased the property (or part of) to Anita Sinclair (LV:V1418/F454).

A photo dating to 1920 (Figure H4) confirms that either a new two-storey verandah was constructed, or that timber posts now supported the original balcony and had a roof to the first floor. In the 1920 photo, the verandah had chamfered timber posts supporting both levels, with capitals and an arched timber frieze to the ground level. The cross-patterned balustrade to the first floor appears to have been retained from the earlier balcony. By this date, the gap between the two separate roof forms had been joined (the different coloured sheets of galvanised iron were evident in this photo). Three brick chimneys remained (since removed). The openings to the first floor appear to be large panes while the windows to the ground floor (southern elevation) appear to retain the six-over-six sash windows. A taller timber fence ran along the eastern boundary, while a lower timber picket ran along the southern boundary (Hardy 1989:182)

After Amelia Morandi's death in July 1926, the hotel was transferred to Elizabeth M. Thomas, widow of St Kilda (LV:V1418/F454). In June 1932, the hotel was sold to Percival John Whittaker, Cobram hotelkeeper, who also purchased lot 3 directly to the west (the current 12 Prince Street) (LV:V1418/F454; V5803/F453). On the same day, Whittaker transferred ownership of the two lots to Mary Ann Jones and Charles Rundle, Ruby Rundle, George Rundle the younger and Alfred Rundle (LV:V1418/F454; V5803/F452). In 1933, additions were made and the hotel renovated and 'brought up to date' with new modern furniture. Improvements to the interior were also carried out in the early 1940s (Macreadie 1989:135-7).

In February 1951, the two lots (2-10 and 12 Prince Street) were sold to Maude and Bernard Spain 'both of Exchange Hotel, Rosedale hotelkeepers' (LV: V5803/F455). A c1950 photo (Figure H5) showed the corner of the hotel, looking east. At this date, the hotel retained the 1911 verandah details; the cross-patterned balustrade, capitals to the columns and arched timber frieze to the ground floor (the frieze and capitals have since been removed and the balustrade replaced) (Hardy 1989:590).

In 1989, the hotel was sold to Santiago Solera of Rosedale. In 2000, 2-10 Prince Street was subdivided from 12 Prince Street and on-sold (LV:V5803/F455). Large modern additions have since been constructed to the north and west of the hotel. Later alterations included the replacement of a door to the ground floor door on the south elevation, and the reduction in size of the two large windows flanking the corner entrance on the ground floor. The early portion of the building retains the two-storey verandah.

In 2015, the building serves as the Rosedale Tavern.

William Allen, Rosedale Builder

William Allen (1829-1923) came to Rosedale in 1858 and worked as a builder in the area until his death at the age of 94. He is known to have sometimes worked alongside bricklayer Charles Chown. One of his first projects in the town was the first stage of the Rosedale Hotel (1858) which was Rosedale's first brick building. He also constructed St Marks Church of England (1866), the Exchange Hotel, Henry Luke's Store, the Rosedale Tannery, St Andrew's Uniting (formerly Presbyterian) Church (1869) with Chown and Wynd, the Primary School (1871), St Rose of Lima Church (1874-5), and the impressive Nambrok homestead (probably c1877). He was in his eighties when he constructed the 1913 Shire Hall (HV; RDHS website).



Figure H1. Drawing dating between 1881 and 1890 when George Greenwell was the proprietor. The cantilevered balcony with its cross-pattern is shown. The building looked like two separate buildings at this date (Macreadie 1989:143) and the very steeply pitched roof at the corner is intact in 2016, and may be clad in 'Morewood and Rogers' flat metal tiles in this drawing.



Figure H2. Photo of the hotel in 1890 showing the cantilevered balcony with its cross-pattern balustrade with turned timber posts, rendered walls, and layout of the openings of each level (Museum Victoria).

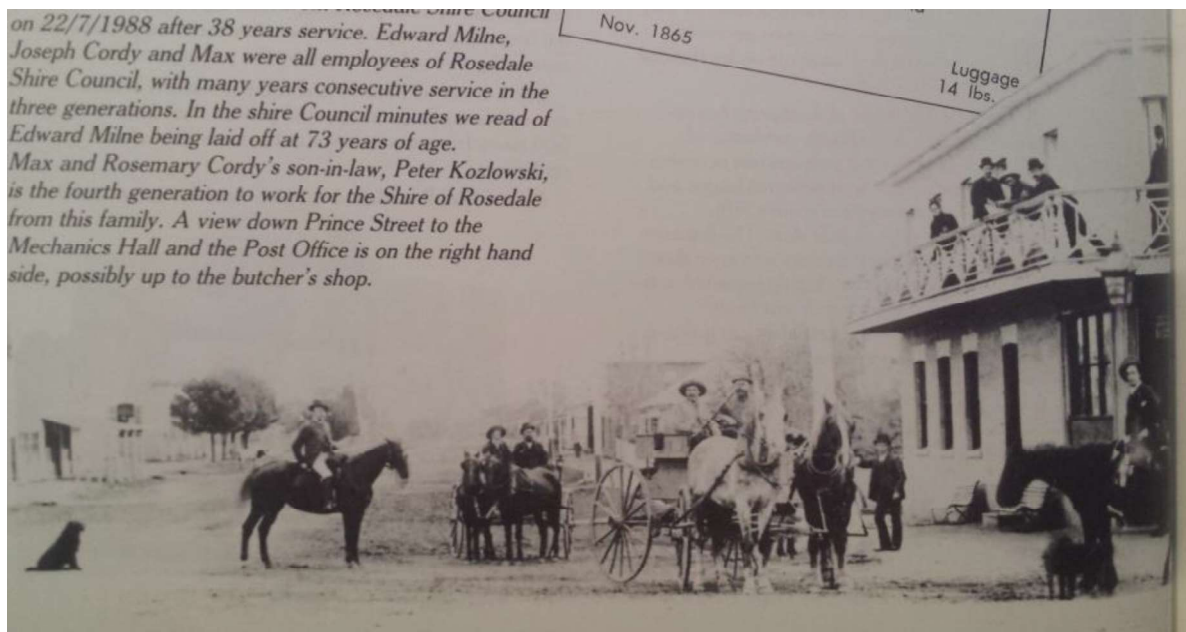


Figure H3. A nineteenth century photo of the hotel, confirming the layout of the openings to the ground floor and closer detail of the cantilevered balcony, and rendered walls (Hardy 1989:52).



Figure H4. This photo dating to 1920 confirms that either a new balcony was constructed or that the balcony was now supported by timber posts and had a roof to the first floor. The verandah had chamfered timber post supporting both levels, with capitals and an arched timber frieze to the ground level. The cross-patterned balustrade to the first floor appears to have been retained from the earlier balcony (Hardy 1989:182). The French doors are still intact on the first floor and the walls are rendered.



Figure H5. Photo dating to c1950 showing the corner of the hotel, looking east. At this date, the hotel retained the 1911 verandah, comprising the cross-patterned balustrade, capitals to the columns and arched timber frieze to the ground floor (Hardy 1989:590).

Sources

- Context Pty Ltd (2005), *Wellington Shire Heritage Study*, and vol 2: 'Wellington Shire Heritage Study Thematic Environmental History', prepared for Wellington Shire Council.
- Du Vue, Charles Ignatius 'Quid' (1905, according to Macreadie), 'Olden Rosedale, Interesting Reminiscence', viewed at State Library of Victoria.
- Fletcher, Meredith & Linda Kennett (2005), *Wellington Landscapes, History and Heritage in a Gippsland Shire*, Maffra.
- Hardy, Gwen (1989), *Rosedale, 150 Years Pictorial History*, Rosedale [Vic].
- Heritage Victoria (HV), citation for 'former Rosedale Shire Chamber Offices', file no. PL-HE/03/0813.
- Land Victoria (LV), Applications (Summary of Old Law Notes), as cited above. Accessed at Registrar General's Office at DELWP office Laverton.
- Land Victoria (LV), Certificates of Title, as cited above.
- MacReadie, Don (1989), *The Rosedale Story Vol 1*, Cowwarr [Vic].
- MacReadie, Don (2009), *The Rosedale Story Vol. 2, The Rosedale Shire from inauguration to annihilation*, Cowwarr [Vic].
- Maddern, I. T. (1971), *The Centenary History of the Shire of Rosedale, 1871-1971*, Sale.
- Memorial Books (MB), as cited above, accessed at Registrar General's Office at DELWP office Laverton.
- Museum Victoria, item MM 5851, <<http://collections.museumvictoria.com.au/items/770477>>, accessed 7 Jan 2016.
- Rosedale & District Historical Society (RDHS) collection: historical information and photos generously provided by Marion Silk, provided Nov 2015. Includes information held on the Rosedale & District historical society website, <<http://home.vicnet.net.au/~rdhs/ourbuilding.htm>>, and a book page 'Rosedale & District Historical Society', accessed Dec 2015.
- Township of Rosedale Plan

Description

This section describes the place in 2016. Refer to the Place History for additional important details describing historical changes in the physical fabric.

The Royal Hotel (later the Exchange Hotel) was built in 1863 in the Victorian Georgian style. It was built on lot 1 (Section 1 of the Township of Briagolong), on the corner of Prince Street and Lyons Street, the two main roads in the town. Despite having many new additions attached the hotel off the north and west elevations, the original two-storey building remains. The 1863 building and the 1911 verandah are in good condition and retain a moderate level of integrity.

Figure D1 & Aerial. The 1863 two-storey building has an M-hipped roof clad with (recent) corrugated iron and one brick chimney at the west end. The rendered brick building has a two-storey verandah to both the south and east elevations. A cantilevered balcony was originally built in 1863 and this may have been retained in 1911, when timber supports to both levels and a wide hipped roof clad in corrugated iron were added (or the entire verandah may have been constructed in 1911). The verandah retains the 1911 stop-chamfered timber posts (but has lost the capitals and cross-pattern balustrade that probably dated to 1863, and the 1911 timber frieze).

The main entrance to the hotel is at the chamfered corner, which retains the highlight (with modern glass and a modern door below). The two large windows flanking the main entrance retain the width

of the original windows but are shorter in size (with modern windows). The second doorway on the ground floor of the south elevation is an alteration.

Figures D1 & D2. The tall openings to the first floor of the south elevation are all original (with modern multi-paned windows replacing the original French doors). All openings to the south elevation have radiating voussoirs above, and the windows have angled sills (all rendered and overpainted). The render on the first floor is uneven, this may be due to damp (current or previous) however the reason for this would need close inspection.

Figure D3. The ground level retains three original six-over-six sash windows to the south elevation.

Figure D4. The east elevation is the shorter side, with two tall openings (with modern windows replacing the original French doors) to the first floor and a large opening (shortened) to the ground floor (with a modern window), next to the entrance and the other window has been filled in.

Major modern additions have been built onto the north and east elevations of the 1863 hotel.



Figure D1. The 1863 two-storey building has an M-hipped roof clad with (recent) corrugated iron and one brick chimney at the west end. The rendered brick building has a two-storey verandah to both the south and east elevations. A cantilevered balcony was originally built in 1863 and this may have been retained in 1911, when timber supports to both levels and a wide hipped roof clad in corrugated iron were added (or the entire verandah may have been constructed in 1911).



Figure D2. The tall openings to the first floor of the south elevation are all original (with modern multi-paned windows that replaced the original French doors).



Figure D3. The ground level retains three original six-over-six sash windows on the southern elevation. All openings to the south elevation have radiating voussoirs above, and the windows have projecting sills (all rendered and overpainted).



Figure D4. The east elevation is the shorter side, with two tall openings (with modern windows replacing the original French doors) to the first floor and a large opening to the ground floor (with a modern window), next to the entrance.

Sources

All photos taken in 2015 by Heritage Intelligence Pty Ltd as part of Wellington Shire Stage 2 Heritage Study.

Comparative Analysis

It is common, in many parts of the State, for many of the historic posted verandahs to have been removed from this type of building, (often due to road safety concerns of Shire engineers around the State, during the 1960s) and this comparative analysis illustrates that it does not impact the overall significance of the place in Wellington Shire, especially as the verandahs are being reconstructed when finances permit (eg Maffra Hotel verandah 2016) and engineers have found innovative ways such as moving the kerb further from the posts or installing low concrete bollards, to ensure cars do not crash into the posts.

Exchange Hotel (former), 2-10 Prince St, Rosedale – 1863 two-storey rendered brick hotel on a corner lot that addresses two streets, in the Victorian Georgian style. The two storey timber verandah structure probably dates to 1911, with a modern balustrade. The hotel is highly intact except for slight alterations to the openings on the ground floor. It is a landmark building located on a prominent site in Rosedale and significant as an early building in the town, and for its association with local builder William Allen. Recommended for the Heritage Overlay as part of this Study.

Comparable places:

Metropolitan Hotel (former), 95 Johnson St, Maffra – 1889-90 two-storey brick hotel built in the Victorian Filligree style with elaborate Classical details. The two-storey verandah structure was rebuilt, but retains the original cast iron work. The building has been incorporated into a large

supermarket building, but retains the two highly intact main elevations which are dominant elements in the Maffra streetscape. Recommended for the Heritage Overlay as part of this Study.

Maffra Hotel, 122 Johnson St, Maffra – 1900 (with a 20th century addition at the north end of the facade) two-storey brick hotel in the Federation Queen Anne style. The elaborate Queen Anne verandah had been removed, but it was recently reconstructed using early photographs for historical accuracy. The hotel and its corner tower are intact, with some alterations to the openings on the ground floor. Recommended for the Heritage Overlay as part of this Study.

Yarram Club Hotel, 287 Commercial Rd, Yarram – c1912 rendered brick Federation Free Style hotel. A highly intact and elaborately detailed dominant building that is a landmark in the Yarram streetscape. The c1908 Stockdale Building and the c1912 Yarram Club Hotel are notable for the very early use of an extensive cantilevered verandah on a commercial building in a rural town, illustrating the bold adoption of new technology of the time. This compares with Geelong where the earliest use of a cantilevered verandah is a small shop built in 1912 on the NE corner of Gheringhap and Ryrie Streets and designed by Geelong architects Tombs and Durran for Norris Macrow. The Federation Free Style building is also comparable with the exuberant design of the 1909 Provincial Hotel, in Lydiard St North, Ballarat, by architect P S Richards. Recommended for the Heritage Overlay as part of this Study.

Victoria Hotel, 53 Turnbull St, Alberton – 1889 two-storey Victoria hotel is Classical in style originally with Second Empire influences. It is significant as one of the best examples of a boom style hotel in the Gippsland region, historically associated with the railway, and one of the few remaining 19th century commercial buildings in Turnbull Street. The building is rendered (overpainted), the doors replaced, the two-storey cast-iron verandah has been removed and the tower and widows walk appears to have been removed (a dominant element). (HO10)

Rosedale Hotel, 29-31 Lyons St, Rosedale – built as a single-storey building in 1858 with additions dating to 1927. A two-storey brick construction with a facade, roof form and parapet that dates to the Interwar period. It is significant as an important early hotel complex in Gippsland, for its association with builder William Allen (and others), for the plan of the complex, and for their contribution to the townscape. Retains 1858 stables and a two-storey kitchen and staff quarters dating to 1863. (VHR H645)

Criterion Hotel, 90-94 Macalister Street, Sale – 1866 two-storey rendered brick hotel with simple Classical detailing, located on a corner lot that addresses two streets. It is significant as one of the oldest and largest, intact, 19th century hotels in Victoria, with a two-storey cast iron verandah which is amongst the largest in Victoria. The two-storey cast iron verandah dating to c1877 was restored (or reconstructed) c2008, probably with the original cast-iron re-installed. (VHR H215)

Star Hotel, 173-85 Raymond St, Sale – 1888-89 two-storey (overpainted) brick hotel with rendered Classical details. Located on a corner lot, the hotel addresses two streets. It is significant for representing one of the finest architectural expressions of the period in the work of Sale architect J.H.W. Pettit and as a landmark corner building in the town centre precinct. The two-storey timber verandah (early but not original) has been removed. (HO277)

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved

that does not impact on a place's heritage integrity.

This building has undergone recent refurbishment and so any signs of damp in the walls may have been removed, although the uneven wall surface on the first floor may be a sign of damage from damp. (A close inspection would need to be done, to establish the reasons for the uneven surface.) There is very little sub floor ventilation along the walls fronting Lyons and Princes Streets.

This building is in good condition and well maintained, however, there are some recommendations below especially relating to sub floor ventilation, down pipe outlets into drainage pits, and some guidelines for future development and heritage enhancement.

1. Setting

- 1.1. Retain clear views of the street elevations including the roofs, from along Princes and Lyons streets.
- 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
- 1.3. Paving
 - 1.3.1. For Victorian era historic buildings, appropriate paving could be pressed granitic sand, or asphalt. If concrete is selected, a surface with sand-coloured- size exposed aggregate would be better with the Victorian style.
 - 1.3.2. Ensure the asphalt or concrete does not adhere to the building itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the plinth, to ensure concrete does not adhere to it, and to allow expansion and joint movement and prevent water from seeping below the building.

2. Additions and New Structures

- 2.1. New structures should be restricted to the area shown in the blue polygon on the aerial map below.
- 2.2. Sympathetic extensions are preferred. E.g. New parts that are in the same view lines as the historic building as seen from the street, should be parallel and perpendicular to the existing building, no higher than the existing building, similar proportions, height, wall colours, steep gable or hip roofs, with rectangular timber framed windows with a vertical axis. But the parts that are not visible in those views could be of any design, colours and materials.
- 2.3. Where possible, make changes to the historic building that are easily reversible. E.g. The current needs might mean that a doorway in a brick wall is not used, or located where an extension is desired. Rather than bricking up the doorway, frame it up with timber and sheet it over with plaster, weatherboards, etc.
- 2.4. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the historic brick building.

3. Reconstruction and Restoration

If an opportunity arises, consider restoring and reconstructing the following.

- 3.1. Demolish the non-significant parts of the verandah (balustrade, metal fascia board) and reconstruct the design as shown in Fig H4. This would include reconstructing the timber cross pattern as the first floor balustrade, the capitals and bases for the timber chamfered posts, and the timber valance to the ground floor, and painting it in a Victorian colour scheme in the light and dark tones as shown in Fig H4, or in the original colours as determined by paint scrapes. Replace the blue Colorbond roof with unpainted galvanised corrugated iron, or paint the roof a light grey to most closely resemble unpainted galvanised iron.
- 3.2. Roofing, spouting and down pipes

- 3.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.
- 3.2.2. Don't use Zinalume or Colorbond.
- 3.2.3. Use Ogee profile spouting, and round diameter down pipes.
- 3.3. Joinery
 - 3.3.1. Replace modern windows and doors with a reconstruction of the original timber doors and windows as shown in the historic photos (some windows are original, particularly downstairs; these are to be retained).

4. Brick and Render Walls

- 4.1. Mortar: Match the lime mortar, do not use cement mortar. Traditional mortar mixes were commonly 1:3 lime:sand.
- 4.2. Paint and Colours (also see Paint Colours and Paint Removal)
 - 4.2.1. Note, even though some paints claim to 'breathe', there are no paints available, that adequately allow solid masonry walls to 'breathe'. This building has had many layers of paint but the original finish was most likely unpainted, but perhaps with a light coloured wash to resemble stone.
 - 4.2.2. The state of the existing render would need to be investigated to see if it already has modern sealants, or other products like 'textured paint' applied to it in the past decade or two, and if it does, specifications taking this into account would need to be applied. However, if the existing render is original and just painted, the following information is likely to be a useful guide.
 - 4.2.3. It is recommended to paint the exterior of the building joinery using original colours (paint scrapes may reveal the colours) to enhance the historic architecture and character.
 - 4.2.4. Paint removal: It is recommended, that the paint be removed chemically from the walls, (never sand, water or soda blast the building as this will permanently damage the bricks, mortar and render). Never seal the bricks or render as that will create perpetual damp problems). Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
 - 4.2.5. However, if it is decided to repaint the render, it should closely resemble the light grey colour of 'new render'.
- 4.3. Remove any dark grey patches to the mortar joints - this is cement mortar which will damage the bricks, as noted above, and reduce the longevity of the walls. Repoint those joints with lime mortar. The mortar is not the problem it is the messenger, alerting you to a damp problem (also see Water Damage and Damp)
- 4.4. Modern products: Do not use modern products on these historic brick and render as they will cause expensive damage. Use lime mortar to match existing.
- 4.5. **Do not seal** the brick and render with modern sealants or with paint. Solid masonry buildings **must be able to evaporate water** when water enters from leaking roofs, pipes, pooling of water, storms, etc. The biggest risk to solid masonry buildings is permanent damage by the use of cleaning materials, painting, and sealing agents and methods. None of the modern products that claim to 'breathe' do this adequately for historic solid masonry buildings.

5. Care and Maintenance

- 5.1. Retaining and restoring the heritage fabric is always a preferable heritage outcome than replacing original fabric with new.
- 5.2. Key References
 - 5.2.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen,

Council maintenance staff and designers.

5.2.2. Further assistance is available from the Shire's heritage advisor.

5.3. Roofing, spouting and down pipes

5.3.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads. It is preferable to use short sheet corrugated iron and lap them, rather than single long sheets, but it is not essential.

5.3.2. Do not use Zinalume or Colorbond.

5.3.3. Use Ogee profile spouting, and round diameter down pipes.

5.4. Joinery

5.4.1. It is important to repair rather than replace where possible, as this retains the historic fabric. This may involve cutting out rotten timber and splicing in new timber, which is a better heritage outcome than complete replacement.

5.4.2. The original external timber doors and windows require careful repair and painting.

6. Water Damage and Damp

6.1. This building has undergone recent refurbishment and so any signs of damp may have been removed. Signs of damp in the walls include: lime mortar falling out of the joints, moss growing in the mortar, white (salt) powder or crystals on the brickwork, existing patches with grey cement mortar, or the timber floor failing. These causes of damp are, in most cases, due to simple drainage problems, lack of correct maintenance, inserting concrete next to the solid masonry walls, sealing the walls, sub floor ventilation blocked, or the ground level too high on the outside.

6.2. Always remove the **source** of the water damage first (see Care and Maintenance).

6.3. Water falling, splashing or seeping from damaged spouting and down pipes causes severe and expensive damage to the brick walls.

6.4. Repairing damage from damp may involve lowering of the ground outside so that it is lower than the ground level inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the building smells musty. Air drains may be needed for this building. (See D Young, Salt Attack and Rising Damp reference for details.)

6.5. Cracking: Water will be getting into the structure through the cracks (even hairline cracks in paint) and the source of the problem needs to be remedied before the crack is filled with matching mortar, or in the case of paint on brick, stone or render, the paint should be chemically removed, to allow the wall to breathe properly and not retain the moisture.

6.6. There is very little sub floor ventilation along the walls on the boundary with Lyons and Princes Streets. Subfloor ventilation is critical. Check that sub floor vents are not blocked and introduce additional ones if necessary. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they can breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

6.7. Engineering: If a structural engineer is required, it is recommended that one experienced with historic buildings and the Burra Charter principle of doing 'as little as possible but as much as necessary', be engaged. Some of them are listed on Heritage Victoria's Directory of Consultants and Contractors.

6.8. Never install a concrete floor inside a solid masonry building, as it will, after a year or so, cause long term chronic damp problems in the walls.

6.9. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact!

Lime mortar lasts for hundreds of years. When it starts to powder, it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.

- 6.10. Do not install a new damp proof course (DPC) until the drainage has been fixed, even an expensive DPC may not work unless the ground has been lowered appropriately.

7. Paint Colours and Paint Removal

- 7.1. A permit is required if you wish to paint a previously unpainted exterior, and if you wish to change the colours from the existing colours, including the colour of the roof.
- 7.2. Even if the existing colour scheme is not original, or appropriate for that style of architecture, repainting using the existing colours is considered maintenance and no planning permit is required.
- 7.3. If it is proposed to change the existing colour scheme, a planning permit is required and it would be important to use colours that enhance the architectural style and age of the building.
- 7.4. Rather than repainting, it would be preferred if earlier paint was chemically removed from brick and rendered surfaces, revealing the original finish.
- 7.5. Chemical removal of paint will not damage the surface of the render. Removal of the paint will not only restore the elegance of the architecture, but it will remove the ongoing costs of repainting it every 10 or so years.
- 7.6. Sand, soda or water blasting removes the skilled decorative works of craftsmen as well as the fired surface on bricks and the lime mortar from between the bricks. It is irreversible and reduces the life of the building due to the severe damp that the damage encourages. Never seal the bricks or render as that will create perpetual damp problems.

8. Services

- 8.1. Ensure new services and conduits, down pipes etc, are not conspicuous. Locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them, or enclose them behind a screen the same colour as the building fabric that also provides adequate ventilation around the device. Therefore, if a conduit goes up a red brick wall, it should be painted red, and when it passes over say, a cream coloured detail, it should be painted cream.

9. Signage (including new signage and locations and scale of adjacent advertising signage)

- 9.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria. Download from their web site or ask Wellington Shire's heritage advisor to email a copy to you.

NOTE: The blue shaded area is the preferred location for additions and new development



KEY

- Recommended for Heritage Overlay
- Title boundary

**Exchange Hotel (former)
2-10 Prince St, Rosedale**

Project: Wellington Shire Stage 2 Heritage Study
Client: Wellington Shire Council
Author: Heritage Intelligence Pty Ltd
Date: 12/2/16