

## Application to nominate a place or object for inclusion in the Victorian Heritage Register

### **Place or object details**

Full and detailed information must be provided to identify the place or object

Type*: <b>place</b> or <b>object</b> (strike out one)	Location or address*
Name of place/object*	57 NELSON PLACE, WILLIAMSTOWN
FORMER ORIENTAL HOTEL	Title particular (or land details if Government-owned)* eg Lot/Plan, Volume/Folio, Memorial/Book, Crown Allotment etc – please attach a copy of the Certificate of Title dated no more than one month ago*
Access details (if remote) N/A .....	PC 163567L
.....	REFER ATTACHED TITLE SEARCH DATED
.....	2/7/2013
Longitude (if known).....	
Latitude (if known).....	

Local Council/Shire\*

CITY OF HOBSONS BAY

Describe the extent of nomination\* (you must also attach a plan)

ALL OF THE BUILDING AND ALL OF THE LAND CONTAINED BY PC 163567L

REFER ATTACHED PLAN

Describe the place or object\* (you should also provide photographs)

THE FORMER ORIENTAL HOTEL IS LOCATED OPPOSITE WILLIAMSTOWN'S DOCKYARDS AND IS SITED LOCATED AT THE SOUTH CORNER OF NELSON PLACE AND ANN STREET WILLIAMSTOWN. THE FORMER HOTEL IS A THREE LEVEL RENDERED BRICK BUILDING WITH A SKILLION VERANDAH AND A SINGLE STOREY ANNEX TO ANN STREET. THE THREE LEVEL BUILDING IS ARTICULATED WITH REGULARLY PLACED RECTANGULAR WINDOW OPENINGS WITH DOUBLE HUNG SASH WINDOWS TO THE FIRST AND SECOND LEVELS. THE BUILDING'S FACADE HAS SPARSE DECORATION OR DETAIL; A SQUARE PROFILE PARAPET, SLABLIKE CANTILEVERED WINDOW HOODS WITH CHAMFERED NOSINGS, EXPRESSED RENDERED WINDOW SILLS, RENDERED STRING COURSES TO FIRST AND ROOF LEVELS.

THE FORMER HOTEL IS UNOCCUPIED AND SHUTTERED. IT HAS UNDERGONE DETERIORATION FROM EXPOSURE OT THE ELEMENTS AND LACK OF MAINTENANCE. THERE IS CONSIDRABLE CRACKING OF EXTERIOR WALLS DUE TO STRUCTURAL MOVEMENT.

### **Supporting documents**

You **must** provide the following information in the format prescribed in the Guide attached to this form. Extra pages may be attached. If a Conservation Management Plan or other report prepared by a heritage professional exists, it should be attached here.

Statement of cultural heritage significance\*

THE CURRENT STATEMENT OF CULTURAL SIGNIFICANCE HAS BEEN PREPARED FOR THE CITY OF HOBSONS BAY HERITAGE STUDY 2010. THIS STATEMENT REQUIRES UPDATE FOLLOWING FURTHER RESEARCH IN 2012 BY LESLEY ALVES (ATTACHED) WHICH SUGGESTS AN EARLIER DATE OF CONSTRUCTION THAN FIRST THOUGHT AND RECORDED BY THE HOBSONS BAY HERITAGE STUDY.

*What is Significant?*

*The former Oriental or Builders Arms Hotel, constructed c.1871, at 55 Nelson Place, Williamstown.*

*How is it Significant?*

*The former Oriental or Builders Arms Hotel at Nelson Place, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.*

*Why is it Significant?*

*Historically, the hotel is significant as one of a number along Nelson Place in proximity to the waterfront, which demonstrates their important role in the early development of the town and the importance of Nelson Place as the commercial heart of Williamstown during the mid to late nineteenth century. It also illustrates how hotels were upgraded following changes to licensing laws during the late nineteenth century, which required hotels to have a certain number of rooms of minimum dimensions to be licensed. (AHC criteria A4 and D2)*

*Aesthetically, although altered, it is significant as a rare example of a three-storey corner hotel that relates to other similarly sited nineteenth century hotels in the Nelson Place and Government Survey Heritage Precincts. (AHC criteria B2 and E1)*

A FURTHER STATEMENT OF SIGNIFICANCE INCLUDED IN A REPORT BY LESLEY ALVES AND ASSOCIATES AND PREPARED FOR HOBSONS BAY COUNCIL IN 2012 PUTS AN EARLIER DATE OF CONSTRUCTION.

*What is significant?*

*The former Oriental Hotel is a three story brick building on the corner of Nelson Place and Ann Street Williamstown, constructed in 1854 as Cox's Family Hotel. It was renamed the Barkly Arms in 1857, presumably in honour of Victoria's third governor. Since around 1881 it has been known as the Oriental Hotel, apart from a brief period in the late 1980s when it was known as the Willy Tavern.*

*How is it significant?*

*The former Oriental Hotel is of local historic and aesthetic significance to the City of Hobsons Bay.*

*Why is it significant?*

*The former Oriental Hotel is historically significant as the earliest remaining example of the hotels that proliferated in and around Nelson Place Williamstown in the mid to late nineteenth century. With its proximity to waterfront, Nelson Place was the commercial heart of Williamstown during its heyday as a major port. The former hotel has provided various kinds of hospitality, including family accommodation for travellers through the port during the gold rush years, and later as a boxing venue for sports fans. It also illustrates the development and upgrading of hotels to comply with licensing laws. The former hotel is aesthetically or architecturally significant as an example of the corner hotels that proliferated in nineteenth century Williamstown, although as a three storey building it is rare for the district.*

1. Heritage Council criteria\* (Tick the criteria that apply. See attached Guide for an explanation of the criteria.)

Criterion A                       Criterion C                       Criterion E                       Criterion G  
 Criterion B                       Criterion D                       Criterion F                       Criterion H

Why does the place or object satisfy the above criteria?\* .....

*CRITERION D: IMPORTANCE IN DEMONSTRATING THE PRINCIPAL CHARACTERISTICS OF A CLASS OF CULTURAL PLACES/OBJECTS*

*THE FORMER HOTEL'S EARLY DATE OF CONSTRUCTION, LOCATION, SITING, SCALE, FORM, VESTIGIAL DETAILS AND CONSTRUCTION MATERIALS DEMONSTRATE THE EXTENT AND EARLY DEVELOPMENT OF HOTELS IN WILLIAMSTOWN'S FOUNDATION, SETTLEMENT AND EARLY DEVELOPMENT.*

*CRITERION E: IMPORTANCE IN EXHIBITING PARTICULAR AESTHETIC CHARACTERISTICS*

*THE FORMER HOTEL'S PHYSICAL FABRIC AND EXTERNAL FORM AND DETAIL EXHIBIT THE PRAGMATIC PLANNING AND FORM; ALSO THE RELATIVELY AUSTERE MID-VICTORIAN PERIOD AESTHETIC OF THIS EARLY HOTEL.*

*DESPITE THE FACADE BEING MODIFIED AND MODERNISED IN THE TWENTIETH CENTURY THE EARLY DRAWINGS AND PHOTOS (REFER ALVES REPORT 2012) SHOW THE BUILDING'S ORIGINAL AND ENDURING APPEARANCE FORM AND DETAIL*

2. Comparison\* (Are you aware of any similar places? If yes, please provide details)

*HOBSONS BAY HERITAGE STUDY AMENDED 2010 - VOLUME 3 – HERITAGE PRECINCT AND PLACE CITATIONS PART 2 – HERITAGE PLACES – RECORDS COMPARATIVE HOTELS IN THE LOCAL AREA*

*The former Oriental is one a number of substantial brick hotels that were constructed in Williamstown during the late nineteenth century, and is one of only three, three-storey examples along with the Royal and the Newport. It directly compares with the more intact examples cited in this Study including the Newport at 1 Mason Street (1888), Morning Star at 3 Electra Street (1890), Bristol at 190 Ferguson Street (1890), Royal at 85 Nelson Place (1890), and the Yacht Club at 207 Nelson Place (1892). Other corner hotels within the Government Survey area include the Telegraph (1862) at 17 Ann Street, and the Stags Head (1887) at 39 Cecil Street.*

3. History\*

*HOBSONS BAY HERITAGE STUDY AMENDED 2010 - VOLUME 3 – HERITAGE PRECINCT AND PLACE CITATIONS PART 2 – HERITAGE PLACES – RECORDS THE FOLLOWING:*

### ***Thematic history***

*Barnard (1999) notes that:*

*Hotels in the nineteenth century were essential for providing accommodation and sustenance for travelers, as well as meeting places for locals.*

*In a thriving port, visited by any number of sailors and travelers, it is little wonder that hotels proliferated in the 1850s and 1860s and there were also plenty of working men attached to the railways, port and dockyards who needed to slake their thirst at the end of the day.*

*..it is little wonder that a guide to Williamstown published in 1904 boasted that "probably in few towns in the States [of Australia] is there better or cheaper accommodation for visitors than in Williamstown".*

### ***Specific history***

*There has been a hotel on this site since 1856 when the original „Barkly Arms was erected – Evans (1969) notes that it was “accused of being a disorderly house in 1860”. This hotel was destroyed by fire c.1870 and the present much larger building was erected shortly afterwards. The rate book description by 1870-71 was a 16 room brick hotel with a Net Annual Value of £110. The description remained the same until 1888-89 when the number of rooms increased by 6 and the NAV had increased to £198.2*

*The upgrading of the hotel in the 1880s followed the introduction of new licensing laws in 1877 that required hotels to have a certain number of rooms of minimum dimensions to be licenced.<sup>3</sup> It was renamed the „Oriental in 1881.*

*Unusually, the hotel remained in family ownership well into the twentieth century at a time when many larger hotels were being acquired by major breweries such as the Carlton and West End company. The Murphy family were long term owners during this period.*

**THE 2012 REPORT BY LESLEY ALVES AND ASSOCIATES SUGGESTS THE CURRENT BUILDING HAS EARLIER ORIGINS, EXTRACT BELOW, REFER ATTACHED REPORT.**

*Previous heritage reports have stated that there had been a hotel on the site since 1856 when the original Barkly Arms Hotel was constructed. <sup>23</sup> However, the 1854 lithograph of Williamstown Hobsons Bay includes what may be a three-storey building in the vicinity of where the Barkly Arms Hotel was built [see Figure 3]. The building is depicted with a row of four windows on the upper and middle storey of the building, but the front and ground floor of the building is obscured.*

*A map of Williamstown hotels dated 1987 places Cox’s Family Hotel on the same allotment behind the Barkly Arms Hotel.<sup>24</sup> Tait states that Cox’s Family Hotel became the Barkly Arms Hotel. The building depicted in the 1854 lithograph closely resembles the 1860s photograph of the Barkly Arms Hotel with its row of four windows on the Ann Street facade. The absence of rate books for this period means that we do not have a description of Cox’s Family Hotel.*

*While it is not yet known exactly when the Barkly Arms Hotel was established it is likely that it was named after the arrival of Sir Henry Barkly who was appointed Governor of Victoria in November 1856. Williamstown was not the only suburb to have a hotel named after Barkly –variations on the name appeared in hotels in Queenscliff, St Kilda, Heidelberg, Richmond, and Fitzroy. In January 1857 a notice in the Williamstown Chronicle by Henry Cox still referred to Cox’s Family Hotel, but by May 1857 Joseph Soden was granted the licence to the Barkly Arms.*

#### 4. Condition/intactness\*

**THE THREE STOREY SECTION OF THE FORMER HOTEL’S EXTERIOR FORM AND ARTICULATION OF WINDOWS ARE REASONABLY INTACT.**

**ARCHITECTURAL DETAIL TO PARAPETS, AND WINDOWS HAS BEEN ALTERED.**

**THE BUILDING IS IN POOR CONDITION HAVING BEEN EMPTY AND OPEN TO THE ELEMENTS FOR SOME YEARS.**

#### **Urgency**

Is the place under imminent threat of demolition or development? If yes, please provide details:

**YES. THE BUILDING IS UNDER THREAT OF DEMOLITION.**

**AN APPLICATION TO DEMOLISH THE BUILDING AND DEVELOP THE SITE (REF NO 1225056) WAS REFUSED BY HOBSONS BAY CITY COUNCIL.**

**THE APPLICANT LODGED AN APPEAL AGAINST THE REFUSAL WITH VCAT (VCAT REF NO P625/2013)**

**A HEARING AT VCAT IS CURRENTLY UNDERWAY.**

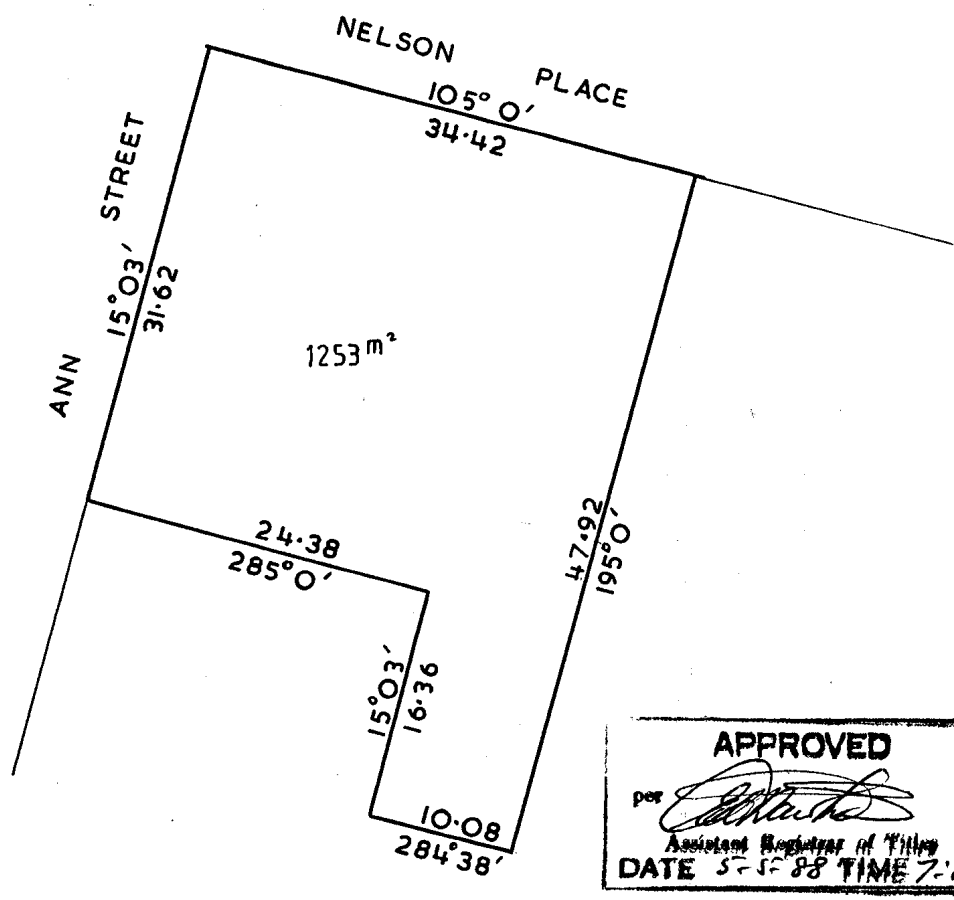
CP 163567 L

**PLAN OF CONSOLIDATION OF**  
**PART OF CROWN ALLOTMENT 8 SECTION 1**  
**CITY OF WILLIAMSTOWN**  
**PARISH OF CUT PAW PAW**  
**COUNTY OF BOURKE**



CHART. 58.

Vol. 9069 Fol. 897  
 " 9699 " 987



**APPROVED**  
 per *[Signature]*  
 Assistant Registrar of Titles  
 DATE 5-5-88 TIME 7:10

**SEAL & ENDORSEMENT OF MUNICIPALITY**  
 THIS PLAN HAS BEEN SEALED PURSUANT TO SECTION 569<sup>AB</sup> OF THE LOCAL GOVERNMENT ACT 1958.

The Common Seal of the Mayor, Councillors and Citizens of the City of Williamstown was here unto affixed on the 5<sup>th</sup> day of March 1984 in the presence of:-

*[Signature]* Mayor  
*[Signature]* Councillor  
*[Signature]* Town Clerk

**SURVEYORS CERTIFICATION**

I CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME AND ACCORDS WITH TITLE

*[Signature]*  
 LICENSED SURVEYOR  
 DATE 30-11-83

**NOONAN VANBAER AUSTIN & CAPOLINO PTY.LTD.**  
 LAND SURVEYORS TOWN PLANNERS & CARTOGRAPHERS  
 71 QUEENS ROAD MELBOURNE 3004  
 TEL. 5 29 5077

REF.5238/G

VOLUME 09807 FOLIO 964

Security no : 124046429551A  
Produced 02/07/2013 03:25 pm

**LAND DESCRIPTION**

Land in Plan of Consolidation 163567L.

PARENT TITLES :

Volume 09069 Folio 897      Volume 09699 Folio 987

Created by instrument CP163567L 05/05/1988

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

NELSON PLACE VILLAGE PTY LTD of LEVEL 1 566 CITY ROAD SOUTH MELBOURNE VIC  
3205

AD478799F 03/03/2005

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AJ948791C 04/10/2012

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AK085923M 18/12/2012

NP DEVELOPMENT PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE CP163567L FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

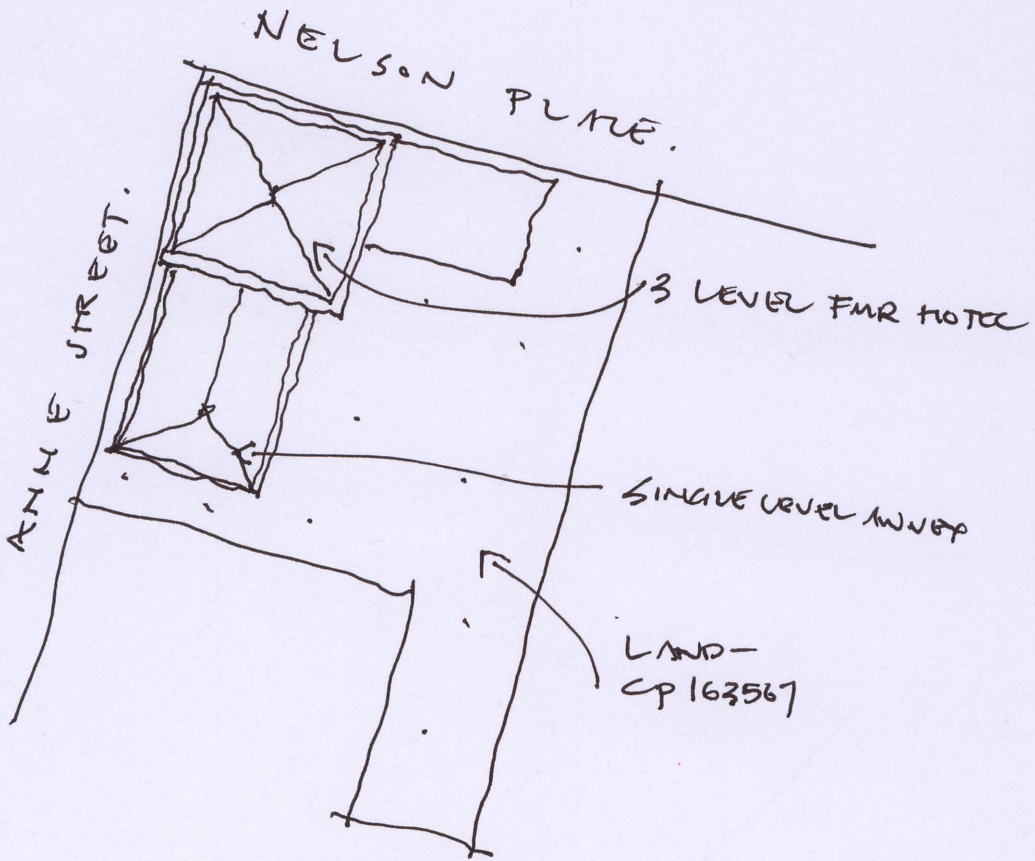
NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 57 NELSON PLACE WILLIAMSTOWN VIC 3016

DOCUMENT END



---

FMR ORIENTN HOTEL - 57 NELSON PLACE WILKINSON TOWN

SKETCH SITE PLAN - NTT.

---