
Former Royal Hotel



Former Royal Hotel, south and west elevations viewed from the Loddon Valley Highway



Former Royal Hotel, rear (east)

Location

PART CA 10 LODDON VALLEY HIGHWAY, WOODVALE - PROPERTY NUMBER 197954, GREATER BENDIGO CITY

Municipality

GREATER BENDIGO CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO839

Heritage Listing

Greater Bendigo City

Statement of Significance

Last updated on - September 9, 2023

What is significant?

The former Royal Hotel is a single storey red brick hotel with a splayed corner. It is located on the Loddon Valley Highway, and also addresses Three Chain Road to the south. These elevations have narrow setbacks from the property edge. The splayed corner, which faces directly south, retains its original paired timber door leaves.

There are two window openings to each of the principal elevations, at irregular intervals. These are double hung sashes, with two panes per sash. The original window and door openings have cambered brick soffits. Works have been carried out to the easternmost window on the Three Chain Road elevation, including a new lintel. However, the timber window frame appears original. There are also two door openings to the elevation facing the Loddon Valley Highway, an opening with a cambered soffit, timber door and highlight, and a later round headed opening to its south. At the top of the two walls are recessed cement panels, with the words 'Royal' and 'Stabling' legible. The parapet has a simple stepped cornice and frieze with brackets formed by brick ends. There are two short brick chimneys, unrendered.

How is it significant?

The former Royal Hotel is of local historical and aesthetic/architectural significance.

Why is it significant?

The former Royal Hotel at Woodvale, on the Loddon Valley Highway north of the Riley's Road intersection, is of local historical and aesthetic/architectural significance. Historically (Criterion A), the hotel replaced a fire damaged predecessor and as such continued an earlier hotel operation on this site in a general locale (Woodvale) where at least 12 hotels have been documented over time. The offering of stabling in 1912 (removed) also provides evidence of the enduring importance in country areas of horses as a means of transport; this in turn led to a demand for hotels and stabling at frequent intervals on the road network. The isolated former Royal Hotel is approximately 1km from the former Old House at Home Hotel and is one of several hotels that formerly existed on the Loddon Valley Highway within a 15km stretch.

In terms of the aesthetic/architectural significance (Criterion E), the former Royal Hotel is a largely externally intact hotel of the early twentieth century, albeit one which is essentially Victorian in character, taking its stylistic and presentational cues from the established Bendigo hotel typology of the nineteenth century (Criterion D). These include brick constructions of low, spreading proportions with splayed corners, simple recessed parapets and no verandahs. In this regard, the former Royal Hotel also parallels a number of other historic surviving single-storeyed hotels in the former Rural City of Marong, and retains the capacity to demonstrate its original function. The recessed cement panels at the top of the walls are an unusual feature. The location on the Loddon Valley Highway, at the intersection with Three Chain Road and Rileys Road, also provides a high degree of prominence to the historic building in the flat and generally open surrounding landscape.

Theme

5. Building Victoria's industries and workforce

Heritage Study/Consultant Greater Bendigo - Heritage Policy Citations Review, Lovell Chen P/L, 2011;

Construction dates 1912,

Hermes Number 184956

Property Number

Physical Description 1

The former Royal Hotel is a single storey red brick hotel with a splayed corner, essentially rectangular in plan, overlooking the Loddon Valley Highway north of the intersection with Rileys Road and Three Chain Road. It is located in generally flat open countryside at the western edge of Woodvale. The former stables have been removed (date unknown), and the hotel has been adapted as a private residence, including modifications and additions at the rear.

The building, oriented at a diagonal to true north, addresses both the Loddon Valley Highway and Three Chain Road, an unsealed track to the south. These elevations have narrow setbacks from the property edge. The

splayed corner, which faces directly south, retains its original paired timber door leaves. There are two window openings to each of the principal elevations, at irregular intervals. These are double hung sashes, with two panes per sash. The original window and door openings have cambered brick soffits. Works have been carried out to the easternmost window on the Three Chain Road elevation, including a new lintel. However, the timber window frame appears original. There are also two door openings to the elevation facing the Loddon Valley Highway, an opening with a cambered soffit, timber door and highlight, and a later round headed opening to its south. At the top of the two walls are recessed cement panels, with the words 'Royal' and 'Stabling' legible. The parapet has a simple stepped cornice and frieze with brackets formed by brick ends. There is no physical evidence that there was originally a verandah to the principal elevations. There are two short brick chimneys, unrendered. A red brick addition has been constructed at the rear of the hotel, with a skillion-roofed enclosure, possibly used as a car park. The former Royal Hotel appears to be in generally sound condition.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>