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# LINCOLNSHIRE ARMS HOTEL



The Lincolnshire Arms Hotel



The Lincolnshire Arms Hotel  
(rear)



The Lincolnshire Arms Hotel,  
reconstructed post-fire c1905.

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## Location

1 Keilor Road Essendon, MOONEE VALLEY CITY

## Municipality

MOONEE VALLEY CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO369

## Heritage Listing

Moonee Valley City

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## Statement of Significance

Last updated on - October 30, 2012

### *What is significant?*

The Lincolnshire Arms Hotel at 1 Keilor Road, Essendon, on the corner of Mt Alexander Road, established at this site in 1851 or '52 by publican William 'Tulipp' Wright. The original building burnt down in 1905, and was soon replaced with a large, two-storey brick Queen Anne building with prominent half-timbered gables to the two main elevations, a complex gabled tile roof and red brick chimneys with a roughcast render band at the top. The

building was updated c1938 by the addition of a curved corner bar bracketed by small, two-storey wings. The two-storey wing facing Keilor Road retains many stylist Moderne details, including a porthole window, a decorative window grille, flat concrete hoods to the entrance and stairwell window, a timber flagpole, and etched glass windows. The curved wing retains original timber-framed windows.

The extensively altered interwar single-storey extension on Lincoln Street is of limited heritage significance.

*How is it significant?*

The Lincolnshire Arms Hotel is of historic and social significance to the City of Moonee Valley.

*Why is it significant?*

Historically, the Lincolnshire Arms is significant as the site of one of the earliest hotels along the major route to the central Victorian goldfields in the early 1850s. The hotel stands on the pivotal 'Bendigo Corner' where gold rush travellers made a choice between the routes to the Castlemaine and Bendigo goldfields, and was one of the first of a number of businesses established at this intersection. (Criterion A)

Socially, as a centre for community activity since the early 1850s, when it was first offered hospitality to travellers and local Essendon farmers. (Criterion G)

## Theme

3. Connecting Victorians by transport and communications 5. Building Victoria's industries and workforce

Heritage Study/Consultant	Moonee Valley - Moonee Valley Heritage Overlay Places Review, David Helms Heritage Planning, 2012;
Construction dates	1852, 1905,
Heritage Act Categories	Registered place, Registered archaeological place,
Hermes Number	192325
Property Number	

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## Physical Description 1

The Lincolnshire Arms Hotel stands on the south-west corner of Mount Alexander and Keilor roads, with little or no setback from the footpath. The hotel currently sprawls across a large site, with the earlier two-storey section on the Keilor Road corner, while a late 20th-century single-storey extension continues south to Queen Street.

The two-storey extent dates primarily from c1905 with alterations and minor extensions from the 1930s. It appears that no fabric from the original c1852 structure survives above ground.

The c1905 building is a two-storey Queen Anne style brick building with a gabled hip roof and projecting gables to the east and west sides (the north gable was extended in the 1930s works).

A narrow chamber between the north and east gables indicates the location of the original entrance. The roof retains its Marseille tiles, exposed rafter ends and two brick chimneys with a band of roughcast render at the top. The west projecting gable retains its distinctive half-timbering is not confined to the gable itself, but extends to cover the entire first floor as well. Above the tuckpointed red brick walls is a stringcourse of moulded bricks and a band of roughcast render just beneath the eaves. Surviving windows are one-over-one double-hung sashes.

The west elevation is largely intact, and the c1905 building can best be understood from this vantage point. As discussed in the history, the hotel was enlarged and updated in the Moderne style in the late 1930s (c1938). This involved the construction of two two-storey extensions on the north side and east sides. The works to the north side involved the extension of the north projecting gable, while the east extension has left the east projecting gable largely intact. Linking these two rectilinear masses is a single-storey curved extension addressing the Mt Alexander/Keilor Road corner. These three elements were constructed of tuckpointed red brick with parapets to conceal their roofs and to provide a more streamlined, look. The ground floor has a continuous rendered dado, which may have been tiled originally. Apart from the extensions, it appears that two sets of two double-hung windows on the east elevation of the c1905 building were replaced by large banks of three double-hung windows at this time.

The two-storey extension facing Keilor Road is the most detailed and intact. The entrance sits beneath a long concrete hood with curved corners, and the timber highlights retain their glass etched with horizontal lines and address ('41'). On the west side of the entrance is a stylish porthole window, and to the east side is a long, narrow window with a decorative wrought-iron (or mild-steel) grille. An exaggeratedly long flagpole stretches from above the porthole window to above the parapet, secured by paired metal bands. Above the entrance, at the first floor level, is a very long and narrow multi-pane window with horizontal muntins and a tiny concrete hood at the top. The curved section of the building is unadorned, apart from a stringcourse above a long bank of timber windows. These windows, which appear to be original, have paired four-pane highlights and windows, with stop-chamfering to the frames.

Judging from an oblique aerial photo of the site, it appears that the long, single-storey extension along Lincoln Road was constructed shortly prior to the c1938 works. It is visible with a bright and new corrugated iron roof in a photo taken post-1936 (as the Essendon Hotel of 1936 is visible), but the two-storey extensions are not yet visible. It has, since then, been extensively altered and its interwar origins are all but obscured, apart from a continuation of the lines of the render dado and stringcourse.

Alterations to the 1905 building, apart from the c1938 works discussed above, include the removal of the decorative ridge capping and finials visible in early photos, replacement of two standard double-hung window to the east projecting gable with a bank of three windows and removal/concealing of the half timbering, overpainting of the bricks (apart from the west side elevation), and construction of a small, two-storey extension in the south-west corner of the building (at the rear). Alterations to the c1938 additions are limited to overpainting of the bricks (on all but the west side of the northern extension), replacement of the north entrance doors, and covering of a first-floor window to the east elevation two-storey section.

*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/>*