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# JUNCTION HOTEL



Junction Hotel, 2 - 4 High Street, Preston

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## Location

002-4 HIGH STREET, PRESTON, DAREBIN CITY

## Municipality

DAREBIN CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO216

## Heritage Listing

Darebin City

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## Statement of Significance

Last updated on -

### *What is significant?*

The Junction Hotel at 2-4 High Street, Preston, designed by Joy & McIntyre and built by 1926, is significant. It is an Inter-war hotel in the Free Classical style built on a wedge of land created by the junction of Plenty Road, with High Streets in Preston. Its prominent site and its architectural character make it a landmark in the district, particularly when approaching this junction along Plenty Road from the south.

Later alterations and additions to the building are not significant.

*How is it significant?*

The Junction Hotel at 2-4 High Street, Preston is of local historic and architectural significance to Darebin City.

*Why is it significant?*

Historically, the Junction Hotel at 2-4 High Street, Preston is significant as a commercial building that is associated with the important phase of development of Preston in the 1920s. It demonstrates the improvements that were made to hotels following the review of hotel licenses by the Licenses Reduction Board in the early decades of the twentieth century. It is also significant for the long associations of this site as a hotel, and provides evidence of the pattern of stopping places along an early transport route through Darebin in the nineteenth century. (AHC criteria A.4)

Aesthetically, the Junction Hotel at 2-4 High Street, Preston is architecturally significant as a representative example of a substantial Inter-war hotel, designed in the Free Classical style, a style popular for hotel buildings of the period. The building is finely detailed and addresses its prominent corner site in a dignified and well designed manner. (AHC criterion F.1)

Heritage Study/Consultant	Darebin - Darebin Heritage Study, Context P/L, 2011;
Construction dates	1928,
Architect/Designer	McIntyre, Robert & Associates,
Hermes Number	26687
Property Number	

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## Physical Description 1

A clinker brick Inter-war hotel built on a wedge of land at the junction of Plenty Road, High, Miller and Dundas Streets in Preston. Its prominent site and its architectural character make it a landmark in the district, particularly when approaching this junction along Plenty Road from the south. The hotel is two-storey and has had various alterations and additions made to it, both externally and internally, which, although extensive, have managed to retain the building's integrity. The substantial addition at the rear is faced in similar brick and is relatively sympathetic to the character of the earlier building.

The original building is designed in a Free Classical style. The south elevation, which faces the junction, is symmetrically composed. It has a porch on its lower level, which forms a balcony on the first floor. The porch has three arches at its front and one at each side. On the entablature are the words 'Junction Hotel'. Forming a backdrop to this balcony is a large arch with rendered mouldings on the walls surrounding it. There is a flagpole above the parapet. Much of the ground floor porch is obscured from view from surrounding streets by a fenced in beer garden built in front and of recent origin.

Elsewhere on the building face brickwork is embellished with rendered mouldings including an entablature and projecting cornice and on keystones above window openings. Entrances to the hotel along Plenty Road and High Street are recessed into slightly projecting bays with raised parapets. Some entrances have been altered. On the first floor, above these entrances are timber frame double-hung sash fanlight windows. Between these bays are recessed balconies on the upper level. Below window cill level on the ground floor walls are glazed tiles, which have been fitted in the mid-twentieth century.

*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/>*