
BAIR'S OTAGO HOTEL



Bair's Otago Hotel



image124

Location

18-22 BAIR STREET, LEONGATHA, SOUTH GIPPSLAND SHIRE

Municipality

SOUTH GIPPSLAND SHIRE

Level of significance

Rec for HO area contributory

Heritage Listing

South Gippsland Shire

Statement of Significance

Last updated on - December 19, 2022

What is significant?

Bair's Otago Hotel, at 18-22 Bair Street, Leongatha, built in 1939, is significant. The Art Deco Moderne Streamline corner hotel, is a two storey Manganese brick and rendered building, with horizontal elements on the facade and canopies with rounded corners and strong vertical elements including a brick central pier. Other key features of the hotel include:

External

- Cantilever street canopy with a curved end below a bank of brickwork
- Flagpole with typical Art Deco Moderne mountings
- Barrel rain heads with circular grooves
- Rounded glass brick infill to the upper corner (sympathetic)
- Upper timber double hung sashes with horizontal glazing bars

- Horizontal step and groove mouldings to the stepped parapet
- The sign on the parapet in typical Art Deco Moderne lettering
- Recessed upper verandah
- Projecting balustrade and canopy on upper verandah
- Tiled dado to the ground floor
- Chimney
- Original main entry door at the corner.

Internal

- Relatively intact interior with Art Deco Moderne cornices

Non-original alterations and additions, other than those specified above or in the Art Deco Moderne-style, are not significant.

How is it significant?

Bair's Otago Hotel is of local historic, aesthetic and social significance to the South Gippsland Shire.

Why is it significant?

Heritage Study/Consultant	South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004;
Construction dates	1939, 1939, 1939,
Architect/Designer	McCullough, TC,
Other Names	thematic, -,
Hermes Number	30754
Property Number	

Physical Description 1

Bair's Otago Hotel is a two storey manganese brick and render corner hotel in art deco moderne style. It displays typically strong horizontal elements in the facade and canopies, rounded corners, with vertical counterpoints of flag pole, rain heads and downpipes and an end bay with a central pier of full height brick. The cantilevered street canopy expresses the corner with a semi-circular end below a band of face brickwork containing the upper windows and a recessed upper verandah with a projecting balustrade and canopy. Other notable elements include:

- Barrel rain heads with circular grooves.
- Flagpole with typical deco mountings.
- The rounded glass brick infill to the upper corner.
- Timber double hung sashes with horizontal glazing bars.
- Horizontal step and groove mouldings to the stepped parapet.
- Relatively intact interiors with deco cornices.
- The sign on the parapet in typical deco lettering.
- Tiled dado to the ground floor.
- The verandah extends across the adjacent shop, suggesting concurrent construction.

Unsympathetic alterations have been made to the facade at ground floor level including: -

The removal of original acid-etched glass windows with a koala motif and the name of the hotel

- The enlargement of the window openings by lowering of the sill.
- The removal of the black stepped reflective glass to the sides on the main entrance

Extent of Registration

Historically, the land was purchased by Robert Bair on 18 June, 1889 in the second land sales of Leongatha. The Otago Hotel began operation in March 1891 before being redesigned in 1939 in the Art Deco Moderne-style. Historically, the Otago Hotel demonstrates the development of the hotel industry in the Shire during the Interwar period. While many earlier hotels adapted to the Art Deco Moderne-style during this period of affluence in the hotel trade, the Otago was completely reconstructed to display a comprehensive expression of the style. This building also demonstrates the early commercial development in Leongatha and the South Gippsland Shire.

(Criterion A)

Aesthetically, the hotel is a locally rare example of an extensive, intact, Art Deco Moderne-style building. This style is rare across the South Gippsland Shire, and especially in the town of Leongatha. The strong horizontal features and curved corners juxtaposed by clear vertical features clearly stand out on the Bair Street streetscape and add to the aesthetic character of the Leongatha commercial precinct. This building reflects the historic changes that affected the commercial buildings in Leongatha, along with the other early commercial buildings on Bair Street, Leongatha. The hotel significantly contributes to the aesthetic and historic character of Leongatha.

(Criterion E)

Bair's Otago Hotel is socially significant to the town and Shire as it has been, and continues to be, a popular gathering place. The original building on this site started as a Coffee House, and even as a hotel, the building was used as a venue for the Woorayl Council meetings and lunch adjournments. (Criterion G)

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/>