

---

# ROYAL HOTEL & PALMS



Royal Hotel



Royal Hotel



Royal Hotel



Royal Hotel



image157

---

## Location

2 SMITH STREET, LOCH, 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?

The Royal Hotel and pair of Cotton Palms at rear, at 2 Smith Street, Loch, built in 1916-17, are significant. The building is a two-storey red brick Federation style hotel with a horizontal rendered parapet, segmentally divided by piers, and concealed hipped roofs. It has rendered horizontal banding at ceiling level of the ground level and second level and simple timber verandah balustrades as part of the recessed two-storey verandah that is supported by brick piers. Other key features include:

- Symmetrical outer bays either side of central verandah with two single, double hung windows of each level
- Cornices projecting over verandah bays at top of second floor and at the top of parapet between raised side piers.
- On the ground floor, to the south, a section was converted to a bottle shop but is no longer in use.
- Two tall Cotton Palms (*Washingtonia filifera*) at the rear of the building.

Non-original alterations and additions, other than those specified above, are not significant.

How is it significant?

The Royal Hotel, at 2 Smith Street, are of local historic, aesthetic and social significance to the South Gippsland Shire.

Why is it significant?

Historically, this location has been important to the establishment and growth of Loch since 1887, when a coffee palace was built on this site. The Royal Hotel at Loch began construction in November 1916 and was opened in March 1917 to replace the old coffee palace. The Royal Hotel, and the previous commercial building on this land demonstrate the importance of Loch as a commercial centre in the early establishment and growth of Loch.

(Criterion A)

Aesthetically, the Royal Hotel demonstrates the classic Federation style with restrained elements and significantly contributes to the aesthetic and historic character of Loch. The two towering Cotton Palms to the rear of the building enhance the setting of the Hotel, suggesting an Edwardian era landscape style. (Criterion E)

Socially, the former Coffee Palace and Royal Hotel were both key elements in the social development of Loch since 1887. Both the Coffee Palace and the Hotel served as social hubs for the community and as meeting places during the development of Loch. (Criterion G)

Heritage Study/Consultant	South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004;
Construction dates	1916, 1916, 1916,
Architect/Designer	Meagher, JJ,
Other Names	-, thematic,
Hermes Number	30871
Property Number	

---

## Physical Description 1

The Royal Hotel at 2 Smith Street, Loch, is a two storey red brick hotel with a simple horizontal rendered parapet concealing hipped roofs and a recessed two storey verandah supported on brick piers and contained between symmetrical outer bays, each with two single double hung windows on each level. The verandah balustrade is of simple timber balusters and there is limited render banding at the first floor and ceiling level. Cornices project over the verandah bays and at parapet level between the raised side piers of the side bays.

The southern ground floor section has been converted to a bottle shop and the interiors appear to have been substantially altered.

Two tall Cotton Palms (*Washingtonia filifera*) stand in the rear yard.

*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/>*