

# PROVINCIAL HOTEL



THE PROVINCIAL HOTEL  
SOHE 2008



provincial hotel ballarat detail  
balcony feb1990



THE PROVINCIAL HOTEL  
SOHE 2008



provincial hotel ballarat  
entrance



provincial hotel ballarat view  
tower sep1989



provincial hotel ballarat rear  
view feb1990



1 provincial hotel ballarat  
front view sep1990

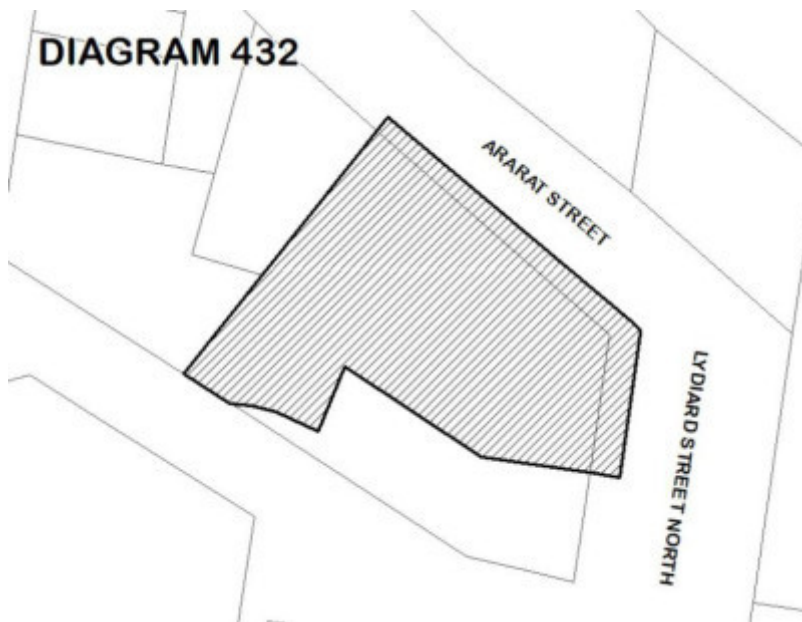


DIAGRAM 432

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### **Location**

121 LYDIARD STREET NORTH BALLARAT CENTRAL, BALLARAT CITY

### **Municipality**

BALLARAT CITY

### **Level of significance**

Registered

### **Victorian Heritage Register (VHR) Number**

H0432

### **Heritage Overlay Numbers**

HO83

### **VHR Registration**

June 7, 1978

### **Amendment to Registration**

June 10, 2021

### **Heritage Listing**

## Statement of Significance

Last updated on - June 7, 2021

## What is significant?

The Provincial Hotel, a two-storey hotel building constructed in 1909 to the designs of Ballarat architect Percy Richards.

## How is it significant?

The Provincial Hotel is of architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the VHR:

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects

## Why is it significant?

The Provincial Hotel is architecturally significant for its distinct and unusual composition, which is derived from many varied architectural styles and details. The building features Renaissance-style window treatment, rusticated stone at ground level, Art Nouveau wrought iron, stained glass and decorative panels, and Islamic-inspired ogee domes. There is also Norman-style architectural detailing, such as the banded voussoir treatment of the loggia, interspersed with other features including a projecting oriel tower and turret, and a rendered parapet irregularly pierced by domes and chimneys. [Criterion D]

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

## **Specific Exemptions:**

The following permit exemptions are not considered to cause harm to the cultural heritage significance of the Provincial Hotel.

### **General**

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Maintenance, repair and replacement of existing external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale.
- Repair to, or removal of items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted external and internal surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling, hand-painting, murals or signwriting, or to wallpapered surfaces, or to unpainted, oiled or varnished surfaces.
- Cleaning including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

### **Events**

- The installation and/or erection of temporary elements associated with short term events for a maximum period of seven days after which time they must be removed and any affected areas of the place made good to match the condition of the place prior to installation. This includes:
  - o Temporary (lightweight) structures such as shelters, marquees and tents.
  - o Temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or to secure public safety.
  - o Temporary built or mobile structures, vendor and toilet vans which are located on existing hardstand and paved/asphalted areas and pathways or on turf areas with a protective surface (board or track mats).
  - o Temporary infrastructure, including wayfinding/directional signage, lighting, public address systems, furniture and the like in support of events and performances which do not require fixing into the ground.
- Non-structural alterations to all existing promotional elements including billboards and flagpoles.
- Removal and replacement of information, directional and advertising signage within existing signage cases.

### **Interiors**

- Works to maintain or upgrade existing bathrooms, kitchens and laundries, including installing new appliances, re-tiling and the like.
- Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.
- Repair and maintenance of existing lifts including mechanisms and associated elements.
- Maintenance, removal, repair or replacement of existing light fixtures, light switches, power outlets, window furnishings and devices for hanging artworks.

- Removal or replacement of carpets and/or flexible floor coverings. Replacement materials should also be carpet or flexible floor covering such as linoleum or vinyl.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.

### Outdoor areas

- Subsurface works to existing watering and drainage systems.
- Like for like repair and maintenance of existing hard landscaping including carpark, footpaths, paving and driveways.
- Removal or replacement of external directional signage provided the size, location and material remains the same.
- Installation of physical barriers or traps to enable vegetation protection and management of vermin such as rats, mice and possums.
- Maintenance and repairs to the paved enclosed courtyard, including all garden works.
- Maintenance and repair of the carpark to the west of the Provincial Hotel building.

Construction dates	1909,
Architect/Designer	Richards, P.S. (Percy),
Heritage Act Categories	Registered place,
Hermes Number	66
Property Number	

## History

The Provincial Hotel, built in 1909 was designed by a Ballarat architect, Percy S. Richards, at a time when Australian architects were turning away from traditional and inherited styles in search of a style of their own. The overall composition of this corner building is very baroque in its approach - the eye is never allowed to rest, but is forced to wander to ever new elements of its exuberant facades. The whole composition is controlled by the use of two domed tower elements - one an oriel tower which stresses the building's corner, the other a turret crowned with four small corner domes and a larger central one. A variety of window shapes is used and these framed by prominent chimneys whose expression is carried onto the facades. Horizontally, the building is divided into three major elements; the rendered ground floor, the first floor which is accentuated by the banded use of red brick and stucco, and the rendered parapet which is rhythmically pierced by domes and chimneys.

The detailing of the building derives from many varied styles ranging from renaissance window treatment and ground floor rustication through muslim use of banded voussoirs and ogee shaped domes, to art nouveau detailed wrought iron, stained glass and decorative panels. Added to that are traces of norman architecture interspersed with "modern 1909" detailing. Given the nature of the style, very few examples of this important type have survived, even fewer have survived intact.

## Extent of Registration

Heritage Act 2017 NOTICE OF REGISTRATION As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register: Number: H0432 Category: Registered Place Place: Provincial Hotel Location: 121 Lydiard Street North, Ballarat Municipality: Ballarat City All of the place shown hatched on Diagram 432 encompassing all of Lot 1 on Title Plan 849905 and part of the road reserves of Lydiard Street North and Ararat Street. 10 June 2021 STEVEN AVERY Executive Director

*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/>*