

# HERITAGE PLACE

**NAME OF PLACE:** CRICKETER'S ARMS HOTEL (FORMER)

**ADDRESS/LOCATION OF PLACE:** Hamilton Highway PENSURST

**STUDY NUMBER:** 148

**HERITAGE OVERLAY NUMBER:**

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**OTHER NAME/S  
OF PLACE:** MOYNE

**PRECINCT:** Penshurst

**LOCAL GOVERNMENT AREA:** Southern Grampians Shire

**ALLOTMENT:** 2 and 3 **SECTION:** 36 **PARISH:** PARISH OF BORAMBORAM

**ACCESS DESCRIPTION:**

CFA 475J. Located on the east side of the Hamilton Highway, adjacent to the Penshurst Botanical Gardens and never fail spring, approximately 200 metres from the centre of the township of Penshurst.

**SIGNIFICANCE RATING:** Local



Cricketer's Arms (Former) Martin St, Penshurst.

**Image Date:** 15/05/02

**EXTENT OF LISTING:**

To the extent of: 1. All the buildings and all of the land

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## PHYSICAL DESCRIPTION:

The former Cricketer's Arms Hotel is a single storey building of dressed bluestone, with a corrugated iron roof. The main structure consists of 8 bedrooms and 3 living rooms. Situated at the north east corner of the Hamilton Highway and Dickens Street, the hotel presents restrained classical facades to both streets. The verandah was added in later years and all the original timber windows have been replaced with aluminium frames and sashes. A bluestone and timber stable building is located to the rear of the property. There is an extensive mature garden including several traditional fruit trees.

## HISTORY:

The land on which the Cricketer's Arms Hotel stands was purchased on 13th of November 1868 by a W. Coleman, allotment 2, and a T. L. Aitken, allotment 3, of section 36 of the Township of Penshurst (Department of Lands and Survey, 1957). As early as 1866 William Coleman was rated as the occupant of the "Mount Rouse Inn, 70 acres of land, etc." (SMR RB 1866 #40). Before that, in 1863, the Mount Rouse Inn was occupied by John Earls who owned it until at least 1866. (SMR RB 1863 #49 and 1866 #40). Earls also had an interest in the Penshurst Hotel. By 1870, William Coleman was rated as an innkeeper occupying a "hotel and paddocks" with a nett annual valuation of 57 pounds but the owner is noted as Terrence O'Brien (SMR RB 1870 #76). It may be that a hotel was built quickly on allotment 2 and Coleman was able to purchase allotment 3, the block which addresses the principal corner of Martin and Dickens Streets. A report in the Hamilton Spectator of July 1871 stated that a new hotel was being built for Mr. Coleman on land near the springs at Penshurst (HS 1871). By 1872, William Coleman, publican, is rated as the owner and occupant of two hotels, the Cricketer's Arms and the Albion Hotel, with a combined valuation of 140 pounds (SMR RB 1872 #319). It is not clear if the hotels were adjacent or even close. The Albion Hotel was already rated in 1866, before the present land was sold, in the ownership and occupation of David Munro with a valuation of 85 pounds and by 1867 it was described as "old Hotel and 2 acres, Boram Boram" with a valuation of only 40 pounds..

Coleman held the licence of the Cricketer's Arms until 1882, when it passed into the hands of Philip Meagher. From 1883 to 1888, the licence was held by Thomas Coleman. On 7th February 1888 it was reported that Mary Coleman, of the Cricketer's Arms, committed suicide by taking strychnine (Stephens. HCC File.). By 1889 the hotel had been sold to Albin Stephen Lane, while the licence was held for some years by Owen McKenna. Lane was an early owner of the Prince of Wales Hotel

In 1890 a Notice of Intention was published for the transfer of the licence to Albert David Looker. But by 1892, Looker had let the hotel to James Callander, who held the licence until 1895, when it reverted to Looker. Later licencees include S Matthews, 1898-1900, and Mary Grogan, 1903-1909.

Later in the 20th century the hotel was purchased by the Ross family and converted into a private residence. The name was changed to Moyne at this time.

## THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.12 Feeding people

3.12.5 Retailing foods and beverages

3.22 Lodging people

## CONDITION:

The condition of the former Cricketer's Arms Hotel is very good:

## INTEGRITY:

high

## STATEMENT OF SIGNIFICANCE:

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## What is significant?

The former Cricketer's Arms Hotel is located east side of the Hamilton Highway, to the immediate north of the historic never fail spring, some 200 metres north of the central point of Peshurst. The former hotel has been converted into a private residence, but still retains the form and stylistic details of an early restrained classical Victorian period commercial building. The former hotel is single storey, built of dressed bluestone, with eight bedrooms and three living areas. A bluestone and timber stable is located to the rear of the property. The hotel was constructed in 1871 for Publican William Coleman, who was associated with early hotels such as the Mount Rouse Inn from 1863, and continued to be operated by the Coleman family until William Coleman's wife committed suicide in 1888. After this, the hotel went through a variety of owners until it was delicensed and converted into a private residence in the later twentieth century. The property is in good condition, although its integrity has been compromised by replacing the original timber windows with aluminium frames and sashes, and interior renovations have been undertaken.

## Why is it significant?

The former Cricketer's Arms Hotel is of historical and architectural significance to the township of Peshurst and the Southern Grampians Shire.

## Why is it significant?

The former Cricketer's Arms Hotel is of historical significance as one of the major early hotels in Peshurst. Although prior to 1907, there were upto seven public houses, only two were substantial commercial premises, the Peshurst Hotel and the Cricketer's Arms. Of further historical significance is the association with William Coleman, a publican and early land holder in the township, who was associated with early public houses, including the Mount Rouse Inn and the Albion Hotel. The siting of the Cricketer's Arms is also historically important as it provides us with an understanding of hotel's clientele, and status in the township. This is evident by the buildings prominent location and imposing classical façade which would have dominated both the major route from Hamilton to Warrnambool (now the Hamilton Highway), as well as Dickens Street, facing the popular nineteenth century public gardens, now known as the Peshurst Botanic Gardens. Of further historical interest is its proximity to the never fail spring, immediately to the south of the hotel, in the Peshurst Botanic Gardens. This was a traditional gathering and meeting point for local townspeople, landholders and travellers from the late 1830s, the hotel was sited to capitalise on this focal point of the township. The design of the building also provides us with an historical and architectural insight into the layout of early hotels, with eight bedrooms and three living areas (presumably sitting rooms), illustrating a previous commercial practice. The restrained classical of the building was typical of the period.

## COMPARISON:

121 Victoria Hotel (former), 100 Bell Street, Peshurst  
147 Prince of Wales Hotel, 106-8 Watton Street, Peshurst.

**ASSESSED BY:** AEN

**ASSESSMENT DATE:**

15-May-02

## EXISTING LISTINGS:

## HERITAGE STUDY RECOMMENDATIONS:

Include in VHR  Include in RNE  Include in Local Planning Scheme

No Recommendations for Inclusions

## REFERENCES:

Author	Title	Year	Page
Department of Lands and Survey	Township of Peshurst, Parishes of Boram Boram and Yalimba, County of Villiers	1957	
Geoff Stephens	Hotels in the Western District (Hamilton History Centre File)	n.d	

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Shire of Mount Rouse	Rate Book	1872
Shire of Mount Rouse	Rate Book	1870
Shire of Mount Rouse	Rate Book	1866
Shire of Mount Rouse	Rate Book	1863