

HERITAGE PLACE

NAME OF PLACE: WESTERN HOTEL

ADDRESS/LOCATION OF PLACE: 20 Glendinning Street BALMORAL

STUDY NUMBER: 171

HERITAGE OVERLAY NUMBER:

PRECINCT: Balmoral

LOCAL GOVERNMENT AREA: Southern Grampians Shire

ALLOTMENT: 1 and 2 **SECTION:** 5

ACCESS DESCRIPTION:

CFA ; VicRoads 227T3; located on the western corner of Glendinning and Stirling Streets at the central crossroads of the township of Balmoral.

SIGNIFICANCE RATING: Local



Western Hotel, Glenning Street, Balmoral.

Image Date: 09/01/02

EXTENT OF LISTING:

To the extent of: 1. All the main hotel building and all of the land.

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PHYSICAL DESCRIPTION:

The present building is a single storey rendered brick building with a typical pub form. The corner is canted and has the door to the public bar. The main door is on the north-west elevation under a substantial portico which extends over the footpath. The roof is hipped and covered in corrugated iron. While the timber framed plate glass doors appear to be the original, the windows have been modified. The interior, typical in its planning, is much altered. As well as the public bar on the corner, there is a saloon bar which opens off the main hall and beyond that a formal dining room. A bedroom wing extends towards the rear. New toilet facilities have been built along the Stirling Street elevation.

HISTORY:

There is no Inn marked on Thomas Ham's 1847 'Map of Australia Felix' or listed in its legend at the point where the Adelaide Road crosses Mather's Creek near its junction with the Glenelg River at the future site of Balmoral (Ham, 1847). The Squatters' Arms hotel was established at least by 1851 by a Mr. Davidson. Delicensed in 1920 and burnt down in 1962, it was located opposite the Western Hotel on what is now Apex Park. It was operated by Davidson until 1862 when it was purchased by John Lang who held it until the end of the nineteenth century. In the early 1920s it was still known as Lang's Hotel.

The land on which the Western Hotel stands was purchased from the Crown by Robert Officer and A. South on 6th March 1855 (Department of Lands & Survey, 1866). Their names also appear on the earlier survey plan of 1860 as owner or occupier. Robert Officer was one of the most important people in early Balmoral, owning the licences of Yat Nat A and B and establishing the Rocklands run. He was also jointly responsible for establishing a National School at Balmoral. It is not known who South was, or where in what capacity he served as owner or occupier.

At one stage William Rogers Junior owned the freehold. He and his father were blacksmiths, obviously successful being able to invest in diverse local real estate. A Mr. Steele was granted (or renewed) a licence on 19 December 1891 (Rogers, 148). The Western Hotel was purchased by Daniel Henry Lillingston in 1884. Lillingston was married to Mary Jane Robertson in 1874. A native of Hobart town, Tasmania, he arrived in Victoria in 1853 as a child. Prior to bringing his family to Balmoral, he had worked as a watchmaker and jeweler in Ballarat. He and Mary had two children, Daniel James (1875) and Arthur Henry (1876), both born in Ballarat (VPI, Reg. No.323 & 13745). He was previously a watchmaker and jeweler in Ballarat.

In October 1890 the Western Hotel was involved in an incident which reflected the grave tension between squatters and shearers which had led to the great Shearing Strike, and subsequently the founding of the Australian Labor Party. Rodgers (75) notes that in the height of the strike "the [Western] hotel's gates were taken off their hinges, a number of pot plants in the yard were destroyed, and a coach owned by the Western Staging Co. was taken out of its shed and run down the hill into the Glenelg River where it was found stuck fast in mud."

"On the first of January, 1892, Mr. Steele, the licensee of the Western Hotel surrendered or lost the lease of the hotel to Mr. Angus Campbell. However, on relinquishing the premises Mr. Steele refused to hand over the licence saying -- in effect -- that it was his personal property and did not automatically go with the premises. While the issue was being argued the hotel was closed to business because Mr. Campbell flatly refused to buy the licence as demanded by Mr. Steel. On January 22 1892, the case was heard in the Harrow Court and Mr. Steel was ordered to transfer the licence to Mr. Campbell immediately" (Rogers, 35).

There have probably been three buildings on the site. The first is likely to have been relatively temporary. A photograph dated 1890 (in Harris, 10) shows a very substantial single storey brick building with a timber

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verandah along the Glendinning Street frontage. It has the typical canted corner with a door leading into the public bar. The principal entrance is on Glendinning Street. There is a parapet wall hiding the roof line and with the words 'Western Hotel'. The windows are conventional 12-pane double hung sashes, and do not appear to be different for the public bar. The present building occupies the same footprint but it may not be the same structure. While some details are similar, such as the location of the doorways, other differ such as the location of chimneys. The present building appears to date from the later Interwar years and its development may be linked to the delicensing of the former Squatters Arms in 1920.

THEMATIC CONTEXT:

Theme 3: Developing local, regional and national economies

3.19 Marketing and retail

3.22 Lodging people

3.23 Catering for tourists

Theme 5 Working

5.2 Organising workers and work places

Theme 8: Developing Australia's Cultural Life

8.1.4 Enjoying the natural environment

8.3 Going on holiday

8.4 Eating and drinking

CONDITION:

The building is in good condition.

INTEGRITY:

Good degree of integrity externally to Interwar appearance. Fair degree of integrity internally.

STATEMENT OF SIGNIFICANCE:

What is Significant?

The Western Hotel is located on the main intersection of Balmoral, on the western corner of the former Adelaide and Melbourne Roads. The hotel, in different forms has been located continuously on this site since the 1850s, although the present building dates from the Interwar period. In October 1890 the Western Hotel was the scene of a riot which reflected the grave tension between squatters and shearers which had led to the great Shearing Strike, and subsequently the founding of the Australian Labor Party. The hotel is a single storey rendered brick building in the Art Deco style and with a typical pub form. The interiors include a public bar on the corner, a saloon bar which opens off the main hall and beyond that a formal dining room. A separate timber bedroom wing extends towards the rear. It dates from the same period as the main wing and includes simple Art Deco details. The framed plate glass pub doors appear to be the originals, dating from the Interwar period, but the windows have been modified. The architect and builder are not known. The rival Squatters' Arms Hotel on the opposite corner was established by 1851 but was delicensed in 1920 and burnt down in 1962. The increased trade from its monopoly trade may have financed the redevelopment of the hotel in the 1930s. The Western Hotel is in good condition, and retains a good degree of integrity to the Interwar period on the exterior, although the interiors have been substantially altered.

How is it Significant?

The Western Hotel is of architectural and historical significance to the township of Balmoral and the Southern Grampians Shire.

Why is it Significant?

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The Western Hotel is of historical significance, for its function, as one of the earliest beginnings of the township of Balmoral and as the town's only hotel since 1920. It is of historical significance for its association with the squatter, Robert Officer, one of the most important people in early Balmoral. It is also historically significant as the scene of a riot associated with the Shearer's Strike in the late nineteenth century. The hotel is of architectural significance as a typical example of an Interwar pub. The present Art Deco building, probably financed by increased trade after the rival Squatter's Arm closed, represents more than half the history of the place.

COMPARISON:

122 Penshurst Hotel, N-E corner of Bell and Martin Street, Penshurst

148 Cricketer's Arms Hotel (Former), N-E corner of Hamilton Highway and Dickens Street, Penshurst

357 Bunyip Hotel, Former Waddle's Inn, cnr Scott and Barker Streets, Cavendish

ASSESSED BY: tth

ASSESSMENT DATE:

26/01/2002

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
Alexander Sutherland, ed.	Victoria and Its Metropolis, Vol. 2A	1888	66
Department of Lands & Survey	Township of Balmoral, County of Dundas	1866	
Douglas Pike ed.,	'Officer, Sir Robert (1800-1879)' Australian Dictionary of Biography Vol 2	1967	297-8
G McGaffin	The Wannon Shire Centenary 1872-1972 : A Brief History of the Shire of Wannon	1972	57-60
Lyell Harris with the Balmoral Historical Society	Welcome Back to Balmoral	1975	46
Pamela M Marriott	Time Gentlemen Please! An History of Western District Inns 1840-1915	2002	148
Thomas Ham	Map of Australia Felix	1847	