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# Former Royal Mail Hotel, 34 Bunbury Street, GLENORCHY



GL 04 - Shire of Northern Grampians - Stage 2 Heritage Study, 2004



GL 04 1 - Photograph, Stawell Historical Society Collection. - Shire of Northern Grampians - Stage 2 Heritage Study, 2004

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## Location

34 Bunbury Street GLENORCHY, NORTHERN GRAMPIANS SHIRE

## Municipality

NORTHERN GRAMPIANS SHIRE

## Level of significance

Recommended for Heritage Overlay

## Heritage Listing

Northern Grampians Shire

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## Statement of Significance

Last updated on - July 16, 2004

The former Royal Mail Hotel at Glenorchy has significance as a moderately intact example of a Victorian Picturesque style, and as a legacy of commercial developments in Glenorchy in the 19th century. Built in 1862 for John Meredith, the building has experienced some changes to the gable ends and verandah, but the form, construction and fenestration are largely representative of the original/early design.

The former Royal Mail Hotel at Glenorchy is **architecturally** significant at a **LOCAL** level. Although altered, it still demonstrates original design qualities of a Victorian Picturesque style. These qualities include the two projecting gable roof forms linked by the recessive traversing central gable and the verandah roof form. Other intact or appropriate qualities include the symmetrical composition, single storey height, brick wall construction (but not overpainting), galvanised corrugated iron roof cladding, two face brick chimneys, narrow eaves, front centrally-located timber framed doorway with transom window and four panelled timber door, timber framed four paned double hung windows, masonry window sills, and the projecting building base/plinth.

The former Royal Mail Hotel at Glenorchy is **historically** significant at a **LOCAL** level. It is associated with commercial developments at Glenorchy in the 19th century. In particular, it has associations with John Meredith, original owner, who instigated construction in 1862. The building served as a hotel for 47 years until 1909 when it closed. From that time, it was used for various purposes, including a blacksmith's and shoeing business, hairdresser, and grocer until c.1984 when it became a private residence.

Overall, the former Royal Mail Hotel at Glenorchy is of **LOCAL** significance.

Heritage Study/Consultant	Northern Grampians - Shire of Northern Grampians - Stage 2 Heritage Study, Wendy Jacobs, Vicki Johnson, David Rowe, Phil Taylor, 2004;
Hermes Number	104863
Property Number	

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## Physical Description 1

The former Royal Mail Hotel, 34 Bunbury Street, Glenorchy, takes up most of the frontage of the allotment. The building is set on the front boundary, with an open grassed nature strip in front. There is a narrow gravelled driveway to one side, with some plantings and a tubular steel and cyclone wire gate.

The symmetrical, single storey, brick (now painted), Victorian Picturesque styled building is characterised by two projecting gable roof forms linked by a traversing central gable and verandah. These roof forms are clad in unpainted galvanised corrugated iron. Two early face brick chimneys adorn the roofline. Narrow overhangs are features of the eaves.

Other early features of the design include the front centrally-located timber framed doorway with transom window and four panelled timber door, and the timber framed four paned double hung windows. The masonry window sills and projecting building base represent other early features.

The roller door and opening under one of the projecting gables have been introduced, replacing an early single timber framed double hung window, reflective of the other gable end.

The front verandah is supported by introduced tubular steel columns with an introduced parapet above.

*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/>*