

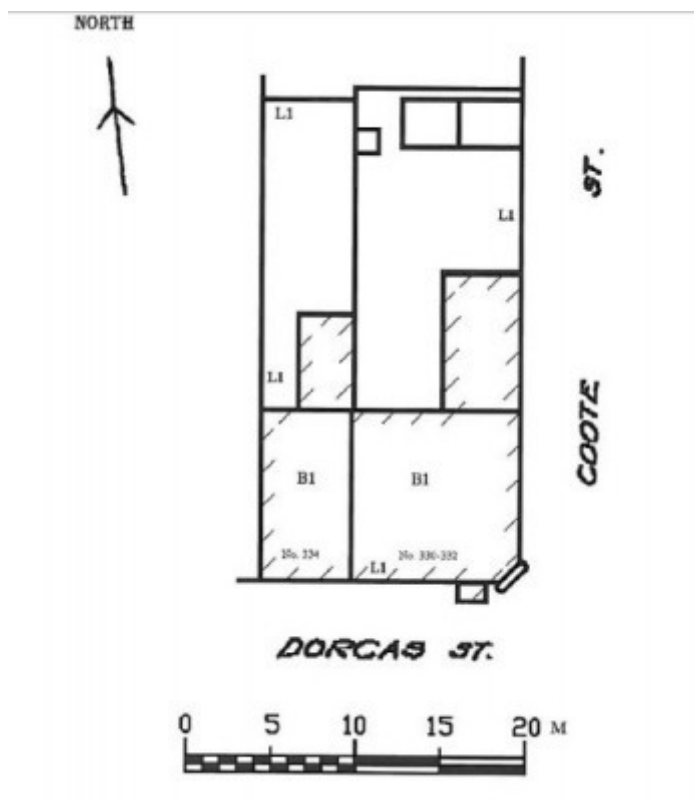
## FORMER QUEENS ARMS HOTEL



FORMER QUEENS ARMS  
HOTEL SOHE 2008



1 former queen anne hotel  
dorcass street south  
melbourne front view  
aug1998



H1827 H1827 plan

### Location

330-334 DORCAS STREET SOUTH MELBOURNE, PORT PHILLIP CITY

### Municipality

PORT PHILLIP CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1827

## Heritage Overlay Numbers

HO113

## VHR Registration

June 17, 1999

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - November 21, 1996

What is significant?

The former Queens Arms Hotel was built for owner-occupier James O'Brien in 1854. The architect is not known. It is a two-storeyed rendered brick building with eight rooms and bars with the main 'pub' entry door on a splayed corner. The hip roof, now clad with corrugated roofing sheets to Dorcas and Coote Streets, was originally all clad with slate. Fronting the two streets are original or early large windows to either side of the splayed corner and a shop front window. The rendered facades are free of ornament other than the fine cornice beneath the gutter line. The first floor features cast iron balconettes, bracketed underneath, with the French windows opening on to them. The attached shop, which was incorporated into the building when it was built matches the detailing of the hotel section of the building. The hotel was delicensed in 1883.

How is it significant?

The former Queens Arms Hotel is of architectural and historical significance to the State of Victoria.

Why is it significant?

The former Queens Arms Hotel is architecturally significant as a distinctive and notably externally intact example of a smaller 1850s corner hotel and shop. The simplicity of the design is given a subtle elegance in its use of cast-iron balconettes, French windows and elliptical fanlight to the corner entry. This decorative treatment is unusual for a hotel of this type. The building retains original external fabric including the larger windows of what were originally the corner bar and the shop.

The former Queens Arms Hotel is historically significant as one of a small number of gold rush era buildings surviving in Melbourne. One of the first hotels built in South Melbourne, or Emerald Hill as it was then known, it is an interesting example of a purpose-built combined hotel and shop which was relatively common in the mid to late nineteenth century

## 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:**

#### **General Conditions:**

1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.
2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

#### **Exterior**

- \* Works to 20th century building structures and additions provided these works do not damage the 19th century building fabric (but not replacement or additions to)
- \* Minor repairs and maintenance which replace like with like.
- \* Demolition or removal of building structures in rear gardens (but not replacement or additions to)
- \* Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.
- \* Installation or repair of damp-proofing by either injection method or grouted pocket method.
- \* Regular garden maintenance.
- \* Installation, removal or replacement of garden watering systems, provided the installation of the watering systems do not cause short or long term moisture problems to the building.
- \* Laying, removal or replacement of paving in the rear gardens and the courtyards.
- \* Repair, removal or replacement of existing garden structures.

#### **Interior**

- \* Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme or evidence of location of removed walls.
- \* Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.

- \* Installation, removal or replacement of carpets and/or flexible floor coverings.
- \* Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- \* Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- \* Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- \* Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- \* Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.
- \* Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.
- \* Installation, removal or replacement of bulk insulation in the roof space.
- \* Installation, removal or replacement of smoke detectors.

Interior of 334 Dorcas Street portion of Queens Arms Hotel only

\* Interior of 20th century building structures and additions, including structural alterations, provided these works do not damage the 19th century building fabric. (Note: This does not exempt owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable for proposed structural works.)

Construction dates	1855,
Heritage Act Categories	Registered place,
Hermes Number	2260
Property Number	

## Extent of Registration

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1827 in the categories described as a Heritage Place:

Former Queens Arms Hotel, 330-334 Dorcas Street, South Melbourne, Port Phillip City Council.

#### EXTENT:

1. All the building known as former Queens Arms Hotel marked B1 on Diagram Number 601655 held by the Executive Director.
2. All the land marked L1 on Diagram Number 601655, held by the Executive Director being all the land described in Certificate of Title Vol 8611 Folio 798 and Certificate of Title Vol 8589 Folio 563.

Dated 21 May 1999.

RAY TONKIN

Executive Director

[Victoria Government Gazette G 24 17 June 1999 pp.1421-1422]

*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/>*