
Commercial Hotel



27210 Commercial Hotel

Location

139 Thompson Street HAMILTON, Southern Grampians Shire

Municipality

SOUTHERN GRAMPIANS SHIRE

Level of significance

Stage 2 study complete

Heritage Listing

Southern Grampians Shire

Statement of Significance

Last updated on -

This building has regional historic and architectural significance because of its early date as a hotel and as one of a group of 1860s buildings in that section of Thompson Street owned in the late 1860s by Edmund Wadley, gentleman. The earliest section of the hotel dates from 1860 (i) the property being rated in the first surviving 1866 Hamilton Rate Book as hotel and stables owned by Wadley and occupied by John William Fisher, publican. (ii) Its form and detailing were simple and conventional for the time but of particular note is the glazing in the windows. In 1867 Wadley's six Thompson Street properties included the hotel and stables, a butcher's shop, a bootmaker's shop and house, a shop owned and occupied by Wadley, a fancy goods shop and a baker's shop and bakery. (iii)

By 1869 the Commercial Hotel was owned and occupied by Charles Pilven, hotel keeper. (iv) In 1877 Pilven sold the hotel to Mrs Hutcheson, widow of John Hutcheson who operated the Hamilton Flour Mill until his death in 1870. (v) In 1919 the Licence Reduction Board threatened to close the Commercial Hotel because of its

delapidated state and the concentration of hotels in the area. (vi) It may be that this triggered the substantial remodelling of the original timber verandah and facade in the early twenties.

The building remains significantly intact (from the 1920s) and is in good condition. It is a key building in the streetscape and is critical for its scale and location on the corner. It is also associated with the *Eucalyptus globulus* subsp. *bicostata*, Eurabbie in the street outside which was possibly planted by or under the direction of Ferdinand von Mueller.

SIGNIFICANCE: One of the oldest hotels in Hamilton, associated with key early figures and a key building in the streetscape.

FOOTNOTES

i *Hamilton Spectator*, 16 June 1860, 23 June 1860; Garden, Don, *Hamilton*, pp 81, 83.

ii *Hamilton Rate Book 1866*, No. 123 (NAV 330 pounds).

iii Ibid., 1867 Nos. 123 (NAV 260 pounds); 124 (NAV 20 pounds); 125 (NAV 54 pounds); 126 (NAV 35 pounds); 127 (NAV 28 pounds); 128 (NAV 45 pounds).

iv Ibid, 1869, No. 125.

v Garden, Don, *Hamilton*, p 81.

vi Ibid., p 197.

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| Heritage Study/Consultant | Southern Grampians - City of Hamilton Conservation Study, Timothy Hubbard with Carlotta Kellaway & Michael Looker (plus Francis Punch), 1991; |
| Construction dates | 1860, 1920, |
| Hermes Number | 27210 |
| Property Number | |

Physical Description 1

MATERIALS:

Roof: corrugated iron

Walls: bluestone

Dressings: stone

Plinth: bluestone

Windows: timber dhs

Paving: concrete

Other: rough cast brick verandah

NOTABLE FEATURES: glazing in original windows, 1920s verandah, parapet

Historical Australian Themes

ASSOCIATED HISTORIC THEMES

Tertiary Industry: Hotels

Evolution of the Town: 1860s

Integrity

INTEGRITY: E

Physical Conditions

CONDITION: E

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/>