
COMMERCIAL HOTEL



image136

Location

1-3 MCCARTIN STREET, LEONGATHA, SOUTH GIPPSLAND SHIRE

Municipality

SOUTH GIPPSLAND SHIRE

Level of significance

Rec for HO area contributory

Heritage Listing

South Gippsland Shire

Statement of Significance

Last updated on - December 19, 2022

What is significant?

The Commercial Hotel, now McCartin's Hotel, at 1-3 McCartin Street, Leongatha, built in 1891, is significant. The two-storey Victorian and Interwar rendered brick corner hotel with 1928 and 1931 renovations has features of heritage significance to be protected, including:

- Second storey verandah and iron balustrades
- Rendered exterior Narrow windows
- Multiple entry points and bluestone steps on Bair St
- Terracotta tiled hipped roof
- Uniquely-shaped, tiled roof with three chimneys

Further detailed research is required to determine the extent of the original fabric from the original 1891 weatherboard building.

Non-original alterations and additions, other than those specified above, are not significant.

How is it significant?

The Commercial Hotel (McCartin's Hotel) is of local historic and aesthetic significance to the South Gippsland Shire. The building is also strongly associated with its namesake, Mr Hugh McCartin.

Why is it significant?

Historically, the Commercial Hotel, Leongatha was the first hotel to be established in Leongatha, after it opened in 5 February 1891 and was built the previous year. It was the first licenced premises in Leongatha. This hotel demonstrates the early commercial development of Leongatha and the South Gippsland Shire. The 1928 and 1931 additions illustrate how the growth of Leongatha during the Interwar period led to the upgrading or replacement of key commercial and civic buildings in Leongatha and the growth of commercial industries.

(Criterion A)

Aesthetically, although substantially altered, the hotel is an imposing presence on the corner of McCartin and Bair Street, in the heart of Leongatha's commercial precinct. The McCartin Hotel has strong aesthetic features such as a rendered exterior and second storey verandah that significantly contribute to the aesthetic and historic character of the Leongatha commercial precinct . (Criterion E)

Hugh McCartin, the original owner, was a key figure in the town and influential in the early development of Leongatha. He was involved in early cattle sales, a member of the Woorayl Council, Shire President and donated land to large public buildings such as the Catholic Church (see LE-OG-027). This building stands as a testament to his legacy throughout Leongatha and the South Gippsland Shire. (Criterion H)

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| Heritage Study/Consultant | South Gippsland - South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004; |
| Construction dates | 1890, 1928, 1891, 1928, 1891, 1928, |
| Architect/Designer | Joy & McIntyre, Charles Chaplin, |
| Other Names | McCartin's Hotel, |
| Hermes Number | 30791 |
| Property Number | |

Physical Description 1

The Commercial Hotel is a double storey interwar rendered brick hotel situated on the main intersection in Leongatha. The original high Victorian Hotel shown in early photographs has been lost under later additions made between 1928 and 1931, although the building retains its original and to some extent, fenestration. It has a two storey verandah to Bair Street supported in rendered brick piers, which has cast iron balustrade that may have been part of the original timber and cast iron verandah. The hipped roofs around a central courtyard are now sheeted in terra cotta tiles and shops have been included in the cranked side wall to McCartin Street. The interior has been completely renovated.

Occupying a prominent corner site at the key intersection in the town, the scale and massing of building ensures that it makes a significant streetscape contribution.

(Note: Further detailed research is required to determine the extent of original fabric dating from 1891, and 1931)

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/>