
Farmers Arms Hotel, 18 Kings Avenue, ST ARNAUD



SD 079 - Farmers Arms
Hotel, 18 Kings Avenue, cnr
Wills Street, ST ARNAUD

Location

18 Kings Avenue ST ARNAUD, NORTHERN GRAMPIANS SHIRE

Municipality

NORTHERN GRAMPIANS SHIRE

Level of significance

Recommended for Heritage Overlay

Heritage Listing

Northern Grampians Shire

Statement of Significance

Last updated on - August 12, 2004

The Farmers Arms Hotel and rear stable outbuildings, 18 Kings Avenue, make a significant contribution to the local streetscape. This hotel building was constructed in 1901, replacing an earlier timber hotel built in 1859 and known as the Tottington Hotel. Various extensions to the hotel have been carried out in the early and latter 20th century.

The Farmers Arms Hotel is **architecturally** significant at a **LOCAL** level. It demonstrates original and early design qualities of a Federation style. These qualities include the symmetrical five bayed two storey composition on the main facade, identified by the segmentally arched timber framed, double hung windows, and the central ground floor door opening. Other intact qualities include the hipped roof form clad in unpainted and lapped galvanised corrugated iron; six panelled timber and glazed door; masonry window sills; bluestone door step;

transom light above the central door; brick parapets surmounting a bracketed cornice; unpainted brick chimneys with rendered cornice tops; painted "Farmers Arms Hotel" title panel between the ground and first floors; and the evidence of a previous front verandah denoted by the coursing above the ground floor windows and door.

The single storey rear wing and interwar addition - both with unpainted galvanised corrugated iron hipped roofs, face red brick wall construction, timber framed double hung windows, masonry sills and unpainted brick chimneys, also contribute to the architectural significance of the place. The longitudinal stable outbuildings with simple unpainted galvanised corrugated iron roofs and horizontal weatherboard wall cladding further contribute to the significance of the place.

The Farmers Arms Hotel and site are **historically** significant at a **LOCAL** level. They are associated with the development of a timber hotel built in 1859 for J.R. Rostron and known as the Tottington Hotel. More particularly, they are historically significant for their associations with the Farmers Arms Hotel that was constructed in 1901 for Emily Edwards, whose family had also owned the earlier hotel from 1876 and this hotel until 1943. The Farmers Arms Hotel is also significant as the first hotel in St. Arnaud to introduce billiards, and for its associations with the architects, Clegg, Kell and Miller.

The Farmers Arms Hotel and site are **socially** significant at a **LOCAL** level. They are recognised and valued by the St. Arnaud community as a local meeting place for social interaction.

Overall, the Farmers Arms Hotel and site are 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	108564
Property Number	

Physical Description 1

The Farmers Arms Hotel, corner Kings Avenue and Wills Street, makes an important architectural and visual contribution to the local area.

The symmetrical, two storey, face red brick, Federation styled building is characterised by a five bayed composition of regularly spaced, segmentally arched windows and central doorway (on the ground floor). The early windows have timber frames and are double hung, with recently painted masonry sills. The central doorway has a six panelled timber and glazed doorway, early bluestone step and recent awning above. An early transom light above the door has been painted over. Painted and unpainted brick parapets surmounting a bracketed cornice is a particular feature of the design, while unpainted brick chimneys with rendered cornice tops adorn the hipped roofline clad in unpainted and lapped galvanised corrugated iron. A predominant element of the main facade is the painted "Farmers Arms Hotel" title panel between the ground and first floors. There is also evidence of a possible former verandah, which projected at the front, with the coursing above the windows and door on the ground floor.

To the rear of the main building are four single storey sections with hipped, gabled and flat roof forms clad in unpainted and lapped galvanised corrugated iron. The wing attached to the main building is part of the original design, although the hipped roof wing attached to it may be an extension of the interwar period. These two wings are characterised by face red brick wall construction, unpainted red brick chimneys (the earlier section has identical chimneys as the main building, while the interwar addition has plain painted white brick tops), early timber framed double hung windows and painted masonry sills. Connected to the second rear hipped roof form is a lapped galvanised corrugated iron gable roof extension with cream brick wall construction.

Projecting at the side from the rear single storey wing is a recent (c.1970s), flat roofed multicoloured brick extension with wide eaves, which form a small side verandah. Another recent skillion verandah also projects from the middle addition.

The Farmers Arms Hotel site is also characterised by early, longitudinal stable outbuildings with simple gable roof forms clad in galvanised corrugated iron. Clad in horizontal weatherboard with various patchwork cladding, these outbuildings are in poor condition and appear to be structurally unstable.

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/>