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# PLOUGHMANS ARMS HOTEL (FORMER)



848 Tait Street Bonshaw



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## Location

300 TAIT STREET, BONSHAW - PROPERTY NUMBER 2057285, BALLARAT CITY

## Municipality

BALLARAT CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO217

## Heritage Listing

Ballarat City

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## Statement of Significance

Last updated on - March 10, 2024

### What is significant?

The former Ploughmans Arms Hotel at 848 Tait Street, Bonshaw, to the extent of the fabric dating 1880s - 1920s. The large timber building has multiple wings and a complex hip roof that dates from two periods. Surviving features from the original 1880s hotel include the traditional chamfered corner entrance to Tait Street. The return bullnose verandah with an intricate Art Nouveau cast-iron frieze dates to c1910s, the balustrade of which dates to c1920. A rear timber extension also dates to the 1920s. The site also features trees (interwar-era) and stables.

### How is it significant?

The former Ploughman's Arms Hotel is of historic and architectural significance to the City of Ballarat.

### **Why is it significant?**

The former Ploughman's Arms Hotel is of historical significance as a rare surviving example of a small hotel erected to capitalise on the trade generated by the deep lead mines west of Sebastopol, as well as the busy stock route through to Western Victoria. Prior to 1900, there were as many as 70 hotels in operation. It is of further historical interest as an indication of the extent of the Sebastopol mining township in the late nineteenth century. The hotel serves as an important remnant of an earlier, more prosperous period in the history of the town. (Criterion A)

The former Ploughman's Arms Hotel is of architectural significance as a modest timber hotel dating from the 1880s, which was updated c1910 with a high-style verandah. (Criterion E)

## **Theme**

### 5. Building Victoria's industries and workforce

Heritage Study/Consultant Ballarat - Sebastopol Heritage Study (Stage 2), Context Pty Ltd, 2015;

Construction dates 1882,

Other Names Former Bonshaw Restaurant,

Hermes Number 183808

Property Number

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## **Physical Description 1**

The former Ploughman's Arms Hotel is a large timber building of multiple wings and complex hip roofs. It now serves as a private residence.

The section facing Ross Creek Road corresponds with the 19th-century photograph of the hotel (held by the Sebastopol Historical Society). The photo shows a simple timber building with the roof concealed behind a signage parapet (since replaced). The hotel had two entrances, one on the chamfered corner near to Tait Street (which survives, altered), and the other near the centre of the Ross Creek Road elevation (converted to a window). Flanking the corner entrance were two large windows with three arches each (replaced with domestic-sized sash windows). There was also a standard sash window with shutters on the Ross Creek Road elevation (survives, without shutters). The roof of this section has an M-hipped form, with the front hip facing Ross Creek Road. A corbelled brick chimney survives on the Tait Road side. This section of the building is clad in beaded weatherboards, which appear to be original (except for where the former door and large windows were infilled).

A return verandah, which appears to date from the 1910s, was installed around this part of the hotel. It has a chamfered corner corresponding with the corner entrance. It is supported on square timber posts with two incised lines near the top. The verandah frieze is very intricate cast-iron in a full-fledged Art Nouveau design. The roofing iron of the bullnose verandah roof has been replaced recently, but the profile of the pressed-metal infill to the end of the roof indicates that this is its original form.

Some time afterwards, probably when the hotel was converted to a private residence in the early 1920s, a simple timber balustrade was installed around the verandah. The verandah is now entered via a metal gate between timber posts with a cube motif at the top. The gate has a pipe frame and is filled with a woven wire hand gate, with a very delicate gauge wire, of an identical type to those advertised by Cyclone Pty Ltd in the early 'teens (see Fig 114, Cyclone Fence & Gate Book No 26). The hotel doorway and large window facing Ross Creek Road

may have been reduced in size at this time as well. The double doors of the corner entrance were replaced with a smaller door and leadlight sidelight.

At the time the 19th-century photo was taken, there was a projecting gabled bay on the left-hand side of the hotel facade. This was replaced by another hipped-roof section, set back from the facade. Abutting this wing at the rear is a residence, roughly square in plan. It has a high hipped roof which may indicate a c1900-10 date, but the residence could not be viewed in any detail.

There is also reportedly an early stables on the property, which may be altered, but was only viewed at a distance. There are interwar-era fruit trees on the Tait Road side of the former hotel, which also appear to date from its time as a residence.

*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/>*