

---

# Braybrook Hotel



HO92 - Braybrook Hotel, 351  
Ballarat Road,  
Braybrook.JPG

---

## Location

353 Ballarat Road BRAYBROOK, Maribyrnong City

## Municipality

MARIBYRNONG CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO92

## Heritage Listing

Maribyrnong City

---

## Statement of Significance

Last updated on -

The Braybrook Hotel is significant to the Western Region because:

- It is among the oldest structures in the City and the region (Criterion B2) ;
- It has been a gathering place for travellers and local people over a long period and has thus gained considerable public exposure (Criterion G1);

- It is linked with the old village of Braybrook and the gold era as a way side stop enroute to the gold fields (Criterion A4);
- It shows architectural sophistication which suggests it was architect designed (Criterion F1) ;
- It is built from face stonework which is rare for a commercial or public building in the City and the region and is closely linked to the western suburbs as the major source of basalt in this era (criterion B2); and
- It is surprisingly externally intact for a commercial building of that era (Criterion C2).

#### Australian Heritage Commission (AHC) criteria

The Australian Heritage Commission criteria consist of a set of eight criteria which cover social, aesthetic, scientific, and historic values. Each criterion has sub-criteria written specifically for cultural or natural values. The relevant criteria are:

B.2 rarity

G.1 social importance to the community

A.4 demonstrates well the course and pattern of history, important historic events

F.1 design or technological achievement .

C.2 research potential

Heritage Study/Consultant	Maribyrnong - Maribyrnong Heritage Review, Jill Barnard, Graeme Butler, Francine Gilfedder & Gary Vines, 2000;
Construction dates	1859,
Hermes Number	28873
Property Number	

---

## Physical Description 1

This is a single storey axe-cut bluestone masonry building with cream brick voussoirs and a rendered parapet which was probably added late last century. Corniced cemented chimneys were probably added in the same period. The hotel reputedly had at one stage a shingled roof with a shingled timber verandah {Vines, 1999}. This was apparently lost in remodelling in the later 19th century. The stone was over painted in the mid twentieth century; the masonry has recently been stripped back to bare stone. Major unrelated additions have been made to the hotel side and rear but external openings generally survive.

## Physical Conditions

Good (partially disturbed, well preserved).

## Integrity

Substantially intact/some intrusions

## Physical Description 2

The hotel is in a recently developed commercial strip facing a busy highway.

## Historical Australian Themes

### Thematic context

**Australian Principal Theme:** Lodging people

**PAHT Subtheme:** Lodging people

**Local Theme(s):** Establishing lines and networks of communication and transportation of goods and people (including early hotels)

## Physical Description 3

**Map (Melway)** 27 B11

**Boundary description** Extent of the stone building and land within 5m of its perimeter with emphasis on conserving fabric from the 19th century.

**Heritage Significance:** Regional

**Creation date(s):** 1859c.

**Local Government Area:** City of Maribyrnong

**Ownership Type:** Private

*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/>*