

## CLUB HOTEL



CLUB HOTEL SOHE 2008



1 club hotel clunes front view



club hotel clunes rear view  
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### Location

34 FRASER STREET CLUNES, HEPBURN SHIRE

### Municipality

HEPBURN SHIRE

### Level of significance

Registered

### Victorian Heritage Register (VHR) Number

H0341

### Heritage Overlay Numbers

HO972

### VHR Registration

October 9, 1974

## Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - May 7, 2007

#### What is significant?

The Club Hotel, Clunes was built in the commercial centre of the town in 1870, one of a number of hotels constructed in Fraser Street in the late 1860s and early 1870s. Gold was first discovered in Clunes in 1851, and the township began to prosper after the establishment of quartz mining in the vicinity in the mid-1850s.

The first commercial businesses developed near the mines on low-lying, flat land adjacent to the creek, however the township developed on higher land which was surveyed in 1858 and first sold in 1860. Substantial businesses were subsequently established on this land, particularly in Fraser Street, and by 1869-70 much rebuilding was taking place. The Club Hotel was constructed by owner and occupier, Griffin Wiles, in the middle section of Fraser Street in 1870, which developed as the main business centre of the town during Clunes' peak of prosperity. The site contained the hotel building, stables and shop. It would appear likely that the present stables building also dates from this period of construction.

The Club Hotel is a two storey, rendered brick building with simple parapet and central pediment. The essentially symmetrical facade has seven bays of double hung windows at first floor level. These replaced original double doors which provided access to the balcony. Slender cast iron columns with decorative brackets are coupled across the facade, supporting the balcony with swag bellied cast iron balustrade panels. The original carriageway has been retained at street level.

#### How is it significant?

The Club Hotel, Clunes is of historical and architectural significance to the State of Victoria.

#### Why is it significant?

The Club Hotel, Clunes is of historical significance for its association with the gold rush period and the subsequent development of the colony. As one of a number of hotels built in Fraser Street at the peak of development of Clunes, it is illustrative of the substantial development that took place as a result of the gold rush.

The Club Hotel, Clunes is of architectural significance as a representative example of mid-nineteenth century hotel architecture in Victoria. As the largest commercial building in the main section of Fraser Street, it is notable for its trafficable verandah and cast iron balustrading. The incorporation of the carriage drive and retention of early stables is of importance.

[Online Data Upgrade Project 2007]

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Construction dates	1870,
Heritage Act Categories	Registered place,
Hermes Number	299
Property Number	

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## History

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**The draft statement of significance and the above history were produced as part of an Online Data Upgrade Project 2007. Sources were as follows:**

R. Aitken. *Talbot and Clunes Conservation Study*. 1988

*Back to Clunes Celebrations*.1920

F. C. Weickhardt. *Clunes 1839-1972. Its History and Its Organisations*.1972

## **Extent of Registration**

*Shire of Talbot and Clunes*. No.341. Club Hotel, Fraser Street, Clunes.

[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3650]

*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/>*