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# HOPWOOD HOTEL



HOPWOOD HOTEL SOHE  
2008



hopwood hotel echuca street  
view



hopwood hotel echuca  
verandah



hopwood hotel echuca side  
view



hopwood hotel echuca  
hopwood square

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## Location

642-648 HIGH STREET ECHUCA, CAMPASPE SHIRE

## Municipality

CAMPASPE SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0145

## Heritage Overlay Numbers

HO22

## VHR Registration

October 9, 1974

## Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - June 30, 2004

#### **What is significant?**

The former Bridge Hotel was erected in 1858 for Henry Hopwood, who located his new establishment close to the site of his ferry and pontoon bridge on the Murray River. It was built on a site intended by the initial surveyor Philip Chauncy and Hopwood, to form the centre of the township of Echuca, now facing an open area known as Hopwood Gardens.

Hopwood arrived at the junction of the Murray and Campaspe Rivers in the late 1840s, and by the time the proposed township of Echuca was completed in November 1854, he had already built his first hotel near the ferry crossing on the Campaspe River. Hopwood acquired extensive tracts of land at the first sales in 1855, including five prominent corner sites in High Street, and in this way played a key role in the future growth of the settlement. The early growth occurred as the river trade developed, and by 1859 the first two hotels had been erected in the township of Echuca. The Echuca Hotel was opened by Thomas Mitchell in September 1858 in High Street, and this was followed by Hopwood's Bridge Hotel in March 1859.

Echuca became a municipality in 1864, and the construction of the railway line from Melbourne in that year, and the construction of the wharf from 1865-7, ensured the development of the city. The Bridge Hotel remained licensed until 1916 when it became a residential establishment, and it was sold to the City of Echuca in 1970.

The slate-roofed, brick hotel is an unusual freestanding building which comprises a central two storey hip roofed section, flanked by single storey hip roofed wings with curved ends. The central section has a double storey timber verandah with fluted timber Doric columns at ground level and the flanking wings have single storey posted verandahs.

Tenders were called for the erection of a kitchen and other additions in 1875, and this is probably the two storey brick wing constructed to the rear of the east side of the building. The building was extensively restored in 1975 as part of the Port of Echuca Restoration Project.

#### **How is it significant?**

The former Bridge Hotel is of historical and architectural significance to the State of Victoria.

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

The former Bridge Hotel is of historical significance as an outstanding and intact element of the important nineteenth century river port precinct of Echuca. It is one of the earliest buildings constructed in Echuca and, together with a number of other historic buildings, it is illustrative of the development of Echuca from the 1860s as an important Victorian port. The former Bridge Hotel relates to the very beginnings of this river trade.

The former Bridge Hotel is of historical significance due to its association with Henry Hopwood, a prominent entrepreneur and leading citizen during the early years of Echuca's development. It is the principal building recalling Hopwood's presence in Echuca and occupies a prominent site overlooking the Hopwood Gardens.

The former Bridge Hotel is of architectural significance as an intact example of mid-nineteenth century hotel architecture in Victoria. The single storey curved flanking wings are an unusual feature of this freestanding hotel building.

*[Online Data Upgrade Project 2004]*

## 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 endorsed by the Executive Director, all works shall be in accordance with it. **Note:** The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria 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        1858,

Heritage Act Categories    Registered place,

Other Names                BRIDGE HOTEL,

Hermes Number 418

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 2004. Sources were as follows:**

Andrew Ward & Associates. *City of Echuca Heritage Conservation Study*. 1992

## Extent of Registration

*City of Echuca*. No. 145. Hopwood Hotel, 642-648 High Street, Echuca.  
[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3648]

*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/>*