

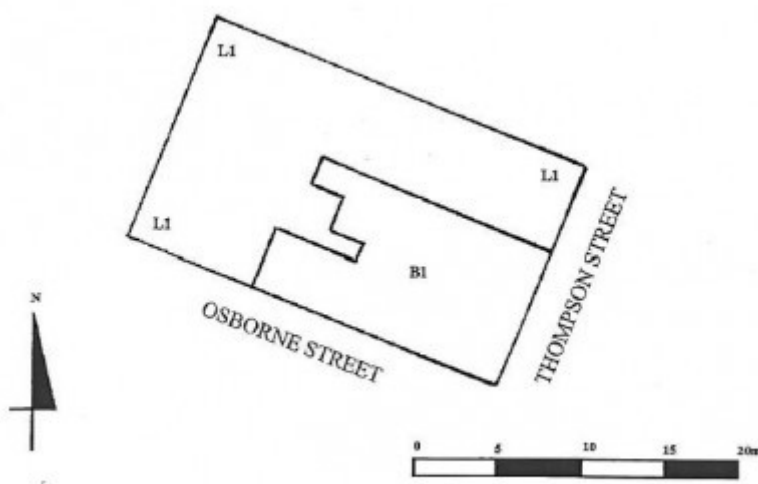
FORMER BRIDGE HOTEL



FORMER BRIDGE HOTEL
SOHE 2008



1 former bridge hotel
thompson street williamstown
front view sep1998



H1792 H1792 plan

Location

72 THOMPSON STREET WILLIAMSTOWN, HOBSONS BAY CITY

Municipality

HOBSONS BAY CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1792

Heritage Overlay Numbers

HO301

VHR Registration

April 22, 1999

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - September 27, 1999

What is significant?

The former Bridge Hotel was built in 1868 as a nine-roomed timber hotel for licensee John Watson. The hotel was de-licensed during the post-First World War temperance revival. It is a two-storeyed weatherboard building with a corrugated iron hipped roof and a splayed corner entrance. The former hotel has been a private residence since its was de-licensed.

How is it significant?

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

Why is it significant?

The former Bridge Hotel is architecturally and historically significant as an extremely rare survivor of the once many timber mid-nineteenth century hotels built in Victoria. It is now one of only a few known early timber hotels remaining in the state and the only known early two-storey timber hotel in metropolitan Melbourne. The former hotel, with architraves around its windows and a framed corner entrance, exhibits a simplicity of design and detailing. This simplicity and the splayed corner entrance are characteristic of hotels of this type and age. Although the building has undergone some alterations, it retains its original external form and some early interior features including fireplaces, room number signs and gas lighting fixtures.

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. 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 may 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.

Exterior

- . Minor repairs and maintenance which replace like with like.
- . Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.
- . Installation or repair of damp-proofing by either injection method or grouted pocket method.
- . Repair or replacement of fences and gates.
- . Regular garden maintenance.
- . Installation, removal or replacement of garden watering systems.
- . Laying, removal or replacement of paving in the back and side gardens.

Interior

- . Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- . Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.
- . Installation, removal or replacement of carpets and/or flexible floor coverings.

- . Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- . Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- . Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- . Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- . Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.
- . Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in-situ.
- . Installation, removal or replacement of bulk insulation in the roof space.
- . Installation, removal or replacement of smoke detectors.

Construction dates 1868,
 Heritage Act Categories Registered place,
 Hermes Number 5453
 Property Number

History

The former Bridge Hotel was built in 1868 as a nine-roomed timber hotel for licensee John Watson. He sold the hotel in 1891 to a Mrs Marquis whose publicans were Charles Morris and James Devonshire. George Nickels was licensee early this century until the post-First World War temperance revival. John O'Brien lived in the de-licensed hotel during the 1920s.[1]

The former hotel is currently a residence; at one time a barber shop business was conducted at the front with attached residence. The original or early lean-to structure has been demolished in recent years and replaced with another weather-boarded addition in keeping with the original.

[1] Graeme Butler City of Williamstown Conservation Study 1993

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1792 in the category described as a Heritage Place:

Former Bridge Hotel, 72 Thompson Street, Williamstown, City of Hobsons Bay.

EXTENT:

1. All the building marked B 1 on Diagram 608322 held by the Executive Director.

2. All the land marked L 1 on Diagram 608322 held by the Executive Director being all the land described in Certificate of Title Volume 6526 Folio 101.

Dated 13 April 1999.

RAY TONKIN

Executive Director

[Victoria Government Gazette G 16 22 April 1999 p.935]

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/>