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## FORMER BUILDERS INN



FORMER BUILDERS INN  
SOHE 2008



1 former builders inn portland  
street view aug1985

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### Location

25 GAWLER STREET PORTLAND, GLENELG SHIRE

### Municipality

GLENELG SHIRE

### Level of significance

Registered

### Victorian Heritage Register (VHR) Number

H0659

### Heritage Overlay Numbers

HO50

### VHR Registration

July 1, 1987

### Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - June 24, 1999

The Former Builders' Inn at 25 Gawler Street is one of Portland's earliest hotels. A license was granted to John Leahy for the Builders' Inn in 1849 and it is possible that the oldest part of the present building dates from this time or earlier. Leahy had been a resident of Portland since its first settlement and, as a builder, it was most probable that he built the inn himself. His occupation certainly accounts for the building's name.

The earliest indication of a building on the site appears on Birmingham's 1853 map of the town of Portland. From about 1856 the property was known as the Weight Bridge Store, run by Hudson Beauvais the manager of a whaling company.

Details of the central section of the building containing four rooms are consistent with a building of the 1840s or early 1850s, including the 8' wide timber boarding which lines some of the internal walls and ceilings. The facade retains its original timber fluted Doric pilasters; a distinctive and relatively rare feature of some architectural importance. Portions of the timber outbuilding at the rear of the property appear to be of a similar age to this part of the house and may have originally served as a detached kitchen

the building was extended on the east and west sides in 1913-14 with timber additions which present a symmetrical composition of roof gables and verandahs to Gawler Street. The additions are intact and of some interest for their contribution to the streetscape and the consistency of their pressed ceiling and dado linings.

The Former Builders Inn is of state importance as one of Portland's earliest hotel buildings which despite alterations and additions maintain sufficient integrity to be illustrative of its original form and architectural features. It is historically important for its associations with John Leahy, one of Portland's earliest settlers and builders.

[Source: Report to Minister]

## 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](#).

Construction dates      1849,

Heritage Act Categories Registered place,

Hermes Number 944

Property Number

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## **Extent of Registration**

### **AMENDMENT OF REGISTER OF HISTORIC BUILDINGS**

Historic Building No. 659 the Former Builder's Inn, 25 Gawler Street, Portland to the extent of all of the buildings and the land in Certificate of Title Vol 6220 Fol 986.

[*Victoria Government Gazette* No. G25 1 July 1987 p. 1771]

*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/>*