

HERITAGE PLACE REPORT

Hepburn Shire

Name	Heritage Overlay No
Old Hepburn Hotel	Recommended local significance
Address Property No:	236 Main Road, Hepburn (Daylesford – Newstead Road) South side, north of Nineteenth Street before Old Racecourse Road.
Building Type	VHR Number. HI Number
Heritage Status	File Number
Precinct	Hermes Number



2020



2020

Heritage Study Daylesford Museum, Heather Mutimer Gary Lawrence	Author Mandy Jean	Year circa 1861 rebuilt 1911 after a bush fire	Grading Local
Designer/Architect Owner/original form	Architectural Style Vernacular timber frame weatherboard		

Type of Place

Hermes Number

Heritage Place Report

HERITAGE PLACE REPORT

Hepburn Shire

Statement of Significance

What is Significant?

The Old Hepburn Hotel, formerly known as the Old Racecourse Hotel, was one of the first special licensed general stores and hotels on the Daylesford goldfields. It is first recorded in 1854, shortly after the establishment of the first Gold Commissioner's Camp in Spring Creek (Hepburn Springs) in 1853 prior to its relocation to Daylesford in 1856. The first Crown Land grantee of the Old Hepburn Hotel site was Isaac Hallenstein, who was given permission to operate a licensed general store under the new liquor license regulations of 1854. He came from Hamburg, where his family had extensive woollen mills and manufactured men's jacket. In partnership with Buttner, a chemist, he opened several general stores in the area during the first goldrush to Daylesford and the Jim Crow diggings. Buttner and Hallenstein's general store (Old Hepburn Hotel) was located on the Main Road a few hundred metres from Breakneck Gorge, a steep crossing over Spring Creek, the site of extensive alluvial mining by Swiss- Italian and Chinese miners. Buttner and Hallenstein's stores were described as rudimentary structures with timber shingle roofs and weatherboard walls. The stores supplied essential goods to gold miners, such as mining equipment, chemicals, clothes and food. They also bought and sold gold that was mined on the diggings. The mining settlement in this location became known as the Old Racecourse, now the site of the Hepburn Recreation Reserve. It is the earliest recorded centre of Swiss Italian miners, who built a substantial settlement and worked the nearby alluvial gold diggings.

The business of Buttner and Hallenstein with partner, Michaelis, developed into one of the largest men's clothing stores in New Zealand. They had extensive tannery works in Footscray, Melbourne, as well as New York, London and Manchester. The New York outlet became one of the largest suppliers of exclusive women's fine leather gloves in the world.

The subject land was purchased prior to the introduction of the Torrens Title land system. The land and buildings were later sold to Leonardo Pozzi, one of the first Swiss Italian miners to arrive in the area. It was known as the Pozzi's Hotel before it was sold onto Alessandro Monegetti, also an early migrant from the Ticino area of Switzerland. The hotel became known as the Old Racecourse Hotel. The place is recorded as the Old Racecourse Hotel, when in 31st August 1861, a German speaking migrant, Abel Menz, purchased the property at the Special Land sales held in Daylesford. It was listed as Lot 30, situated between 19th Street and old Racecourse Road and consisted of over an acre of land. The land value was rated at 15 English pounds with improvements valued at 300 English pounds. This was a considerable sum of money at the time, when the rateable value of a miner's hut could be as low as 4 to 8 English pounds per annum. Abel Menz died in 1903. The building, now known as the Old Hepburn Hotel, continued to be owned by his second wife, Amalie Menz, for the next 45 years. She died in 1948. The land and business were purchased by new owners in 1953.

The ownership of the Old Hepburn Hotel, the former Old Racecourse Hotel, by Abel Menz and his two wives lasted for over 90 years. It is one of the longest associations of hotels with a single owner in the Hepburn area. The longevity of association was only made possible by the relatively young age of his second wife, Amalie Menz. Abel Menz became well known in the district for his civic activities. He was elected the President of the Mt Franklin Shire and even built the Mt Franklin Shire Hall opposite the hotel. He also built and owned various small timber cottages nearby, two of which, are still insitu. The Shire Hall burnt down in the 1906 bush wild fires. The Old Hepburn Hotel survived the bush fire. Many nearby Swiss Italian hotels along Main Road were destroyed by the bush fire at this time, and were never rebuilt.

Type of Place

Hermes Number

Heritage Place Report

HERITAGE PLACE REPORT

Hepburn Shire

The original timber frame and weatherboard building of the Old Hepburn Hotel was destroyed by bush fires in 1909. By this time it was described as a large premise consisting of 17 rooms, extensive stables and other sheds and orchards. The total extent of fire damage is unknown. The timber frame hotel was rebuilt in 1911 by Amalie Menz, the owner and widow of Abel Menz. It seems that she rebuilt the hotel to a design that very closely followed the style of the earlier building that was built by her husband. The long single storey weatherboard structure with double gable roof and several front doors and windows has a continuous straight skillion front verandah. The style is typical of the local Swiss Italian vernacular style. The layout of the rooms, the organic growth and incremental changes to the building are similar with that of the Swiss Mountain Hotel in Blampied. The latter hotel was built by Louis Blampied in the 1850s, a Swiss Italian, and later managed for over 30 years during the 19th century by Madam La Franchi, also a Swiss Italian émigré from Ticino.

Abel Menz may have come from German speaking Switzerland like so many others in the district. Both the Menz and La Franchi hotel buildings demonstrate typical Swiss-Italian vernacular traditional hospitality designs that reflect the functions of the business. For example, the long front façade is built up to the roadside thereby facilitating collection of supplies. Each hotel has three separate entry doors along the elongated front façade. Each door provides entrance to the dining room, public wine bar and store, respectively. The hotels offered other services in addition, such as accommodation, stabling, blacksmith re-shoeing of horses and animal feed and hay sales. As Bridget Carlsen writes, hotels like the Old Hepburn and the Swiss Mountain gave a public face to the Italian speaking communities, allowing outsiders to become acquainted with their culture.

The single storey timber weatherboard building with simple gable end roof is typical of the very small rural timber historic hotels of which there are only a few surviving in the region and generally throughout Australia. These hotels are associated with early development on the goldfields as the owners were first granted legal rights to build and operate a liquor licence in 1854 on the outskirts of settlements along important gold routes. The businesses usually were a combination of supply stores offering food, accommodation and were often the centre of gold exchange, where gold was purchased and exchanged for money prior to presenting to the Crown. They were commonly built on large blocks, sometimes associated with farms.

The Old Hepburn Hotel at 236 Main Rd, Hepburn Springs, is located on the edge of the Hepburn Newstead Road as it heads north to Breakneck Gorge and the road bridge crossing to Yandoit and Franklinford. It was associated with the Italian mines and Swiss Italian community who worked the mines and lived in the Old Racecourse settlement nearby since the mid 1850s. The rocky gorge that winds around the Old Hepburn Hotel is the location of extensive tunnelling associated with the former Swiss Italian gold mining area. There was also a large Chinese mining settlement near the Hotel across the road. Nearby is French Mining Hill, once the site of extensive French migrant mining area and the original Government Gold Commissioners Camp, now the Hepburn Mineral Springs Reserve.

Local records indicate the area was a starting point for many of the German, Swiss Italian, Italian Danish and Irish miners, whose early buildings were ephemeral, light and constructed of timber. The Old Hepburn Hotel survives to its 1911 configuration which appears to be based on the earlier 1861 or 1864 date of construction. There have been alterations to the front façade with some newer windows and a circa 1950s small addition to the north. It remains a traditional vernacular style long single storey timber weatherboard hotel consisting of two gable end sections parallel to each other, with an earlier style brick chimney.

Type of Place

Hermes Number

Heritage Place Report

HERITAGE PLACE REPORT

Hepburn Shire

How is it Significant?

The Old Hepburn Hotel has cultural heritage significance for its historic, rarity and representative values at a local level and for its potential to yield further information.

- **Criterion A**
- **Criterion B**
- **Criterion C**
- **Criterion D**

Why is it Significant?

The Old Hepburn Hotel has historical significance for its associations with the German and Swiss Italian gold miners, who were attracted to the Daylesford, Hepburn Springs, Jim Crow, Yandoit and Shepherd Flats gold fields in the 1850s and 1860s. The property was located at the Old Racecourse settlement near Breakneck Gorge on Springs Creek, the earliest recorded Swiss Italian gold mining settlement.

The Old Hepburn Hotel has historic and rarity value as one of the longest operating hotels in the region, first established as a licensed general store in 1854 by Buttner and Hallenstein, who sold the property to Leonardo Pozzi and later to Alessandro Moneghetti, two of the first Swiss Italians to arrive in the district in the 1850s. The place was acquired in 1861 by the German speaking Abel Menz who operated the place as the Menz Hotel and General Store. He later purchased the complex in 1864, renaming it the Old Racecourse Hotel. The hotel became known as the Old Hepburn Hotel by the early 20th century. It is associated with Abel Menz and his second wife, Amalie Menz, for over 90 years from 1861 to 1953.

It is historically significant and has high representative value as a typical German/Swiss vernacular styled hotel and licensed general store that is associated with early German and Swiss migrant hoteliers. The building was rebuilt after the bush fires of 1909 in 1911 by Amalie Menz to the early design of the hotel constructed by her husband, Abel Menz. The vernacular building tradition continues the function and rural design associated with the Buttner and Hallenstein General Store, the Pozzi Hotel and the Menz Hotel and General Store and the Old Racecourse Hotel. It is representative of a specific type of small gold rush hotel, of which few remain. There are only a few similar Swiss Italian Hotels in the Hepburn Shire such as the Swiss Mountain Hotel and Traverssi's Hotel in Raglan Street, Daylesford. Hepburn Springs and Daylesford have strong historic associations as a centre for the mid-19th century migration of Swiss Italians to Victoria.

The Old Hepburn Hotel has significance for the high potential of the site and building to yield further information about the history of Swiss Italian and German migration to the area. It is a rare surviving example of a single storey timber weatherboard hotel where the operating business dates from 1854 during the early gold rush period of the Hepburn Springs goldfields to the 21st century.

Place History

The building is associated with the Victorian Historic Theme:-

2) *Inhabiting the Land Peopling Victoria's places and landscapes.* This theme relates to the First Australians who inhabited the area, the exploration and colonisation of the area by Europeans, and the

Type of Place

Hermes Number

Heritage Place Report

HERITAGE PLACE REPORT

Hepburn Shire

subsequent phases of migration and further settlement: in particular the many Swiss Italians who migrated and settled in Hepburn Springs which is well known for its Swiss-Italian heritage.

3) *Transport and Communication Connecting Victorians by transport and communications.* This theme explores the place of the Shire within Victoria's transport and communication networks: the Old Hepburn Hotel is associated with supplying sustenance and general supplies to travellers and migrant miners who came in the thousands to the area during the 19th century goldrush era.

4) *Agriculture & Utilising Natural Resources.* Transforming and managing land and natural resources. This theme explores how agricultural uses of the land, rearing livestock and cropping, and the utilisation of its natural resources (including the pivotal role of gold mining), have transformed the landscape: the Old Hepburn Hotel was established to service the 19th century gold diggers.

9) *Cultural Life Shaping cultural and creative life.* This theme explores cultural expression in its many facets, namely through arts, sport, recreation and events: the Old Hepburn Hotel highlights the Hepburn Shire's Swiss Italian heritage. It is also associated with a long tradition as a well-known local live music venue.

History of the Area

The Old Hepburn Hotel has a hundred and sixty six year old history as a public entertainment venue, hotel and general store. It was formerly known as the Old Racecourse Hotel, Menz's Hotel and General Store, Pozz's Hotel, and Buttner and Hallenstein's Store in the mid 1850s. The first grantee was Isaac Hallenstein who in partnership with Buttner, both experienced on the Californian goldfields, established several general mining supply stores in Hepburn and Daylesford. The local general store and hotel in the area known as Old Racecourse supplied all necessities to the local gold miners, who were mainly Swiss Italian, French and Chinese migrants.

History of the buildings

The Old Hepburn Hotel is the last remaining former gold mining hotels which serviced the Swiss-Italian community that settled in the area known as Old Racecourse adjacent Breakneck Gorge. The first structures were built sometime between 1854-1860 by Isaac Hallenstein. Two of the first Swiss Italian migrants managed the business in the early days. Prior to 1860 Leonardo Pozzi is recorded as the first republican licensee managing the Old Racecourse Hotel. He later went on to become one of the most successful mine owners and managers in Daylesford of the Italian Tunnel mine at Lake Jubilee, with his three partners.

He was replaced by Alessandro Monegetti who was operating the hotel at the time in 1862 when Abel Menz acquired the property in 1861. On 31st August 1864 Abel Menz purchased the property at the Special Land sales held in Daylesford. It was listed as Lot 30, situated between 19th Street and old Racecourse Road and consisted of over an acre of land, land value of 15 English pounds and improved value of three hundred English pounds. This was a considerable sum of money at the time when the rateable value of a miner's hut could be 4 to 8 English pounds per annum.

Nearly fifty years later, many of the buildings within the complex were destroyed by a fire in 1909. At this time the building was described as having 17 rooms, extensive stables and other sheds and

HERITAGE PLACE REPORT

Hepburn Shire

orchards. The timber frame hotel was rebuilt in 1911 by Amalie Menz, the second wife of Abel Menz. It seems that the rebuild closely followed the earlier style of the former building.

Bush fires are a re-occurring hazard in Hepburn Springs and major fires through the areas occurred at regular intervals throughout the 19th, 20th and 21st century. Abel Menz took possession of the building in 27th September 1861. He and his second wife, Amalie Menz formed an enduring business partnership. After Abel Menz's death in 1903, Amalie Menz continued to own the property until her death in 1948.

It was purchased by new owners in 1955, when George Warwick Griffin and Veronica Florence Griffin took possession of the place for the next 15 years. In 1983 a partnership of four purchased the building with Albert William Baker, Aileen Veronica Baker and James Joseph Frith and Edward John Frith. With various changes this ownership when Robert Gordon Johns and Jill Margaret Johns acquired the property in 1990. Jason Dooley and his sister Amber Dooley owned the pub together from 2003 until 2014 when Amber became the sole licensee. The hotel was recently sold in 2018.

Description

The building itself appears to have been rebuilt in a similar style to the original. Two parallel rectangular structures each with gable ends, timber frame, clad externally with hardwood weatherboard timber shiplap lining boards. There is a circa 1950s/1970s addition on the north end which has no historic significance. Changes have occurred to the front windows and doors and internally. This is the nature of rural hotels as regulations and businesses need to adapt to new circumstances.

Comparable Examples:

Swiss Mountain Hotel Blampied heritage listed and Shiver's Hotel, Shepherds Flat, heritage listed as an archaeological ruin.

Bibliography: Primary sources

Crown Allotment 3, Section 22 Parish of Wombat, Township of Hepburn

Land File Reference LS-18610831-30

Crown Grant Number 3195/1861

Grantee- Last Holder: Isaac Hallenstein

Areas 1acre

PROV Reference

VPRS 873/P1 Unit 44 (Sales Contract Books)

VPRS 11865/P1 Unit 4 Page 215-216 (Register of Crown Grant)

VPRS 460/PO Unit 105 File AP1742 (TLA Conversion)

Free Hold Date 27/09/1861 Deed date

Special Features: Menz Store and Hotel, Old Hepburn Hotel

Special Lands Lot 30 Sale at Daylesford 31/08/1861 Upset Pounds 15 per acre

Type of Place

Hermes Number

Heritage Place Report

HERITAGE PLACE REPORT

Hepburn Shire

Improvements on this lot valued at Pounds 300 which amount must be paid at sale Pound 25.

Date Researched Daylesford Museum 25/01/2011

Subsequent Owners

Isaac Hallenstein applied to bring land under transfer of land act and requests title be issued in the name of Abel Menz. Tla conversion 19/12/1868 vide ap 1742 Cta vol 289 fol 57, 603

19/11/1868 Abel Menz (1835-1903) reference Franklin Cemetery.

04/07/1903 Amelie Menz and Michael Bedolla as executors

13/11/1911 Ernest Manz and Albert Menz as Administrators for Executor Amelie Menz (Supreme Court Order s5 Act 2120)

Ernest Phillip Menz died 1924 Albert Menz died intestate 1925

22/12/1925 The Equity Trustees Executors & Agency Coy Ltd as Administrators (Probate 205-361)

Amelie Menz dies 19/02/1948

18/08/1953 George Warwick Griffin and Veronica Florence Griffin

04/07/1968 James Joseph Frith and Edward John Frith

24/11/1983 Albert William Baker and Aileen Veronica Baker

11/04/1990 Robert Gordon Johns and Jill Margaret Johns

27/03/1997 Robert Gordon Johns and Jill Margaret Johns

Jason Dooley and his sister Amber Dooley owned the pub together from 2003 until 2014 when Amber became the sole licensee.

Secondary sources

Heritage Victoria Database

Swiss -Italian Place Making in the colony of Victoria by Bridget Rachel Carlsen, PhD thesis

University of Melbourne, 1996

Holiday guest houses 1994: a state-wide typological survey / Moylan, Gabrielle & Watt, Philippa 2 vols. Burnley, Vic. the Authors, 1994. Infralib 728.509945 MOY:H

Hotels in Victoria: thematic typology / Butler, Graeme; McConville, Chris. & Plant, Vikki. Historic Buildings Council (Vic.) Williamston, Vic. Chris McConville and Associates, 1994,

Infralib 728.509945 BUT:H

Old pubs: inns, taverns and grog houses on the Victorian gold diggings / Flett, James. Melbourne: Hawthorn Press, 1979, Infralib 994.5 VIC:F

Victorian Country Pubs, John Larkins and Don Muir, 1980

Conservation Policy

The Old Hepburn Hotel structure and basic form and shape, vernacular style and siting on the Main Road all should be retained and original fabric dating to 1911. The potential for archaeological relics

Type of Place

Hermes Number

Heritage Place Report

HERITAGE PLACE REPORT

Hepburn Shire

onsite is very high. It is recommended prior to disturbance of the ground a preliminary archaeological investigation is carried out.

Recommendations

The Old Hepburn Hotel be included in the Heritage Overlay of the Hepburn Planning Scheme with paint controls.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO	Old Hepburn Hotel	YES	NO	NO	NO	NO	YES	NO	