

H0816 Former Eastern Hill Hotel 77 Victoria Parade FITZROY

Permit application P27681

Why is the Former Eastern Hill Hotel of heritage significance?

Dodgshun House is included in the Victorian Heritage Register under the provisions of the *Heritage Act 1995* for its is of historical and architectural significance to the State of Victoria

The Former Eastern Hill Hotel is of historical significance as one of only a small number of gold-rush era hotels to survive in Victoria and for its associations with the Victorian Eight Hour Day movement. The Former Eastern Hill Hotel is one of the largest and most intact of the few remaining 1850s gold rush era hotels left in inner Melbourne. As such it provides important evidence of the impact of the gold rushes on Melbourne's development. In 1856 and subsequent years the building provided the venue for many functions and meetings concerned with, and allied to, the eight hour day movement. The building unionists supporting the eight hour day, who used the hotel as their headquarters, were known as 'belviderites'. The eight hour movement played a very significant role in the early industrial and political history of the colony, and of Australia, and is still celebrated by the union movement.

The Former Eastern Hill Hotel is of architectural significance as one of the most substantial, elegant and externally intact remaining hotels of the early 1850s and for its connections with two prominent early Victorian architects, Joseph Burns and A.F. Kursteiner. Burns seems likely to have been the original architect. The hotel is a valuable representative example of his extensive hotel work from the goldrush period. The renovations from 1866 and 1876 were the work of A.F.Kursteiner, who was also responsible for several other buildings in Fitzroy, most notably the precinct of 33 single and double storey workers houses in Greeves Street Fitzroy, a most unusual example of 19th century speculative development.

What was the permit application for?

The permit application proposed work that forms part of the St Vincent's Private Hospital redevelopment project and affects several existing buildings. With respect to the former Eastern Hill Hotel, the application proposed:

- Demolition of the western wing (rear) of the Eastern Hill Hotel, modern elements constructed within the courtyard to the rear of the Brunswick Street façade and some internal demolition of non-original partitions;
- Part retention and extension of existing courtyard at ground floor level, glazed roof over with replacement new lift in the same general location;
- Construction of easternmost part of the proposed tower within the registered area including basement, ground and levels 1 and 2 with level 3 in part roofed over. Above these levels, the new building will be setback 2.8 metres from the inside (west) façade of the hotel wing to Brunswick Street; and by 2.1 metres from the inside (north) face of the hotel wing to Victoria Parade.

Why has the permit been approved?

The *Heritage Act 1995* requires the Executive Director to consider various matters in determining a permit application including the extent that the application, if approved, would affect the cultural heritage significance of the place; the extent that refusal would affect the reasonable or economic use of the place; and any submissions received in response to public notice of the permit application.

On 29 March 2019, the Executive Director approved the permit application as it was assessed that:

- The proposed part demolition and development on registered land will not unacceptably compromise the historical or architectural heritage significance of the former Eastern Hill Hotel. The western wing being demolished is of later construction.
- The elements of building fabric of primary significance will be retained in their entirety and any unknown fabric revealed as part of the demolition will be recorded and form part of the interpretation proposal for the place. The internal courtyard will be readily interpreted as an original courtyard.
- The proposed new tower will not cantilever over the heritage building and the prominence of the former Eastern Hill Hotel will be retained at pedestrian level.
- Permit conditions require conservation works to built fabric, interpretation of heritage significance and archaeological investigation in recognition of the history of the site.

What are the conditions of the permit?

The permit requires

1. An Historical Archaeological Assessment report that identifies whether the works may impact any potentially significant historical archaeological remains. If the report identifies potential impact on significant historical archaeological remains, a historical archaeological program must be approved in writing by, and completed to the satisfaction of, the Executive Director, Heritage Victoria.
2. Financial Security in the form of a Bank Guarantee for the estimated cost of the conservation works required by the permit conditions.
3. The engagement of a heritage consultant to oversee the permit conditions.
4. A Construction Management Plan to ensure protection of the heritage fabric whilst the works are being undertaken.
5. An archival quality photographic survey of Dodgshun House and its setting.
6. Final construction drawings which must show details of all connections to the heritage building, including the glazed roof, new lift and tower.
7. Final materials and finishes for the exterior of the podium and tower
8. A costed Conservation Schedule of external conservation and repair works to Dodgshun House and the brick boundary wall prepared by the consultant and which must be undertaken as part of the permit.
9. A Heritage Interpretation Plan
10. A landscape plan
11. Signage and lighting details.