

61–65 High Street, Maldon

Former Carriers Arms Hotel

Prepared by: GML Heritage

Survey date: December 2021

Place type: Commercial, residential

Architect: -

Significance level: Significant

Builder: Not known

Extent of overlay: Within HO445

Major construction: 1857, 1877



HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the close proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences; Church Hill, surveyed on Section 11 between Templeton and Church Street and comprising churches and associated buildings; and the former Commissioner's camp

paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s-1870s, 1880s-c1900, and 1900s-1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

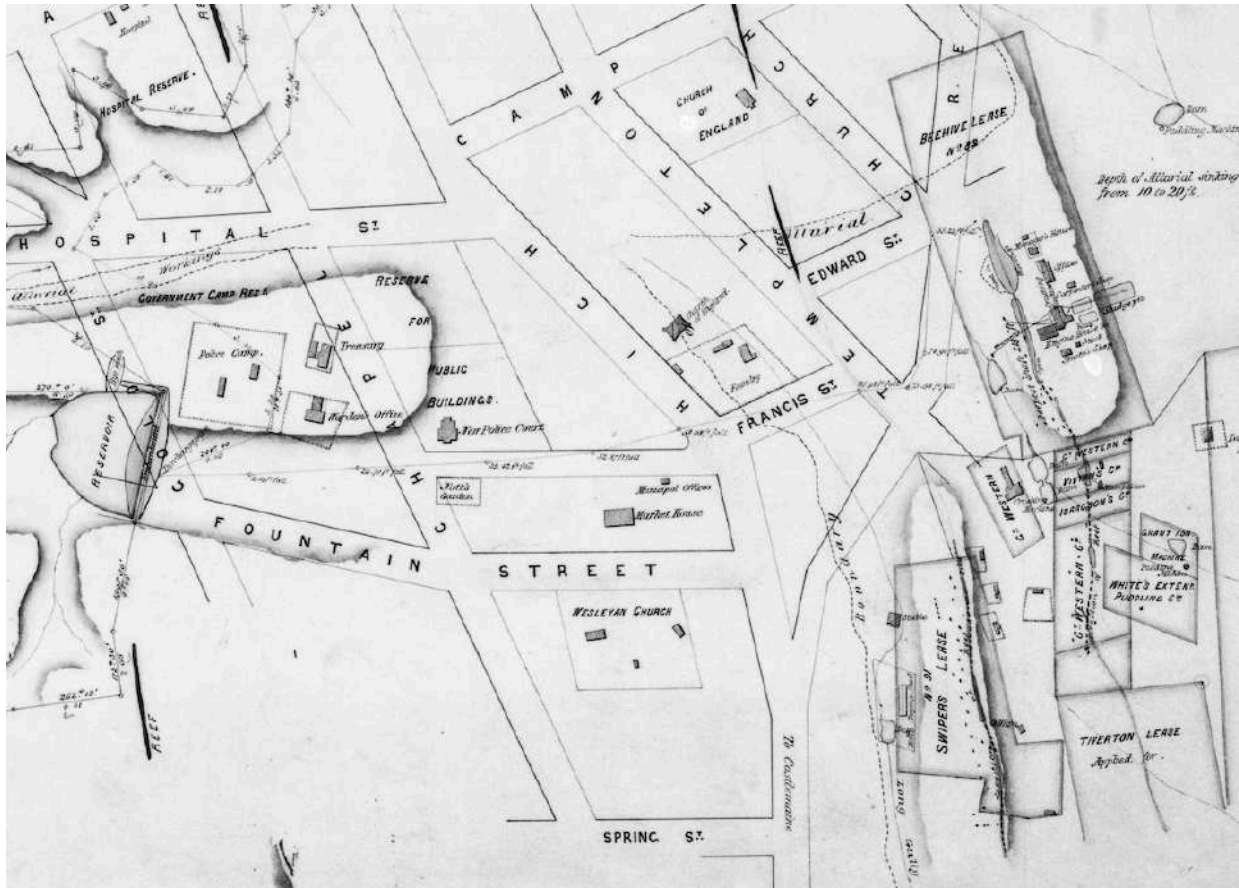


Figure 1. An extract from an 1861 map showing the central area of Maldon in close proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner's) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)

PLACE HISTORY

Acknowledgement: The majority of the research for this history has been provided by the Maldon Museum and Archives Association.

The subject building at 61-65 High Street, Maldon, is located on Crown Allotment 5, Section A, Maldon Township, first purchased by Robert Aitken on 12 May 1856 (Maldon Township Plan 1960). By late 1956, the Carriers Arms Hotel was constructed on the site. The narrow section with straight parapet was added in 1877.

Robert Aitken, blacksmith, and his brother-in-law David Marshall, carter and teamster, formed a partnership in Maldon in the mid-1850s. Together they conducted a number of enterprises, including carting, coaching, hotel management, road and building construction, and farming (Woolman 2011:44). The partnership was later extended to take in John Jamieson. With Jamieson, Aitken and Marshall contracted to construct Maldon's market house, erected in 1859 (Woolman 2011: 53). Aitken and Marshall were also involved in a number of other building works in Maldon, including the construction of various drains, culverts and associated road works within the township (*Tarrangower Times* 26 April 1859:2 and 6 April 1860:2).

By 1856, Aitken and Marshall had expanded their carting partnership and established the first coach service between Tarrangower and Castlemaine, which ran three return trips a week (Woolman 2011:47).

On 12 May 1856, Aitken purchased Crown Allotments 5 and 6, Section A, in a prime position in High Street, Maldon. Allotment 6 was sold to the Bank of New South Wales in 1857 and became the site of its bank building and gold smelter. Aitken built the Carriers Arms Hotel on Allotment 5. The hotel was one of the first brick buildings to be erected in Maldon. A substantial garden was established at the rear of the hotel on the same site (Woolman 2011:44, 59). It appears that the main part of the building that housed the Carriers Arms Hotel was built by late 1856. It is marked on a map surveyed on 11 December 1856 by Hugh Swan and lithographed in 1857 (Swan 1857).

In June 1857, Aitken was granted a publican's licence on condition that the hotel was finished within two weeks, and that stables were erected. In July of the same year Aitken was granted a night licence (*Mount Alexander Mail* 5 June 1857:4 and July 1857:4). In July 1857, the Carriers Arms was described as a 'neat little brick house' (*Mount Alexander Mail* 15 July 1857:2).

From 1857, Marshall and Aitken's Tarrangower-Castlemaine coach service left from the Carriers Arms. The partnership also established a service from Tarrangower to the Orrville Hotel at Muckleford and to R J Lawrence's Loddon Hotel (Woolman 2011:48, 50).

Aitken’s 1858 application to renew the hotel licence shows that the Carriers Arms consisted of a bar, two sitting-rooms, a dining-room, six bedrooms, kitchen and outhouses and sixteen stalled stables (Woolman 2011:44).

The Carriers Arms Hotel housed a number of events in the 1850s and 1860s, including election meetings, mine shareholder meetings, and auctions (*Mount Alexander Mail* 19 September 1859:2; 22 October 1860:3 and 28 October 1857:3).

The Carriers Arms Hotel, with its original face brick work and large window on the south end, can be seen in an 1861 photo (see Figure 1).



Figure 2. High Street, Maldon, 1861, showing the Carriers Arms Hotel outlined in red. (Source: Hannay 1861, SLV)

In 1862, Aitken and Marshall dissolved their partnership and Aitken took over ownership of the business (Woolman 2011:44). It is believed that the Carriers Arms had ceased to operate as a licensed hotel by 1864 and became a temperance hotel and boarding house as well as remaining the home of Robert and Margaret Aitken and their children (Woolman 2017). The extent of the outbuildings and gardens behind the Carriers Arms Temperance Hotel can be seen in an image taken from the 1867 panoramic view of Maldon commercial centre (see Figure 2). The south end window had already been reduced in size by this time.

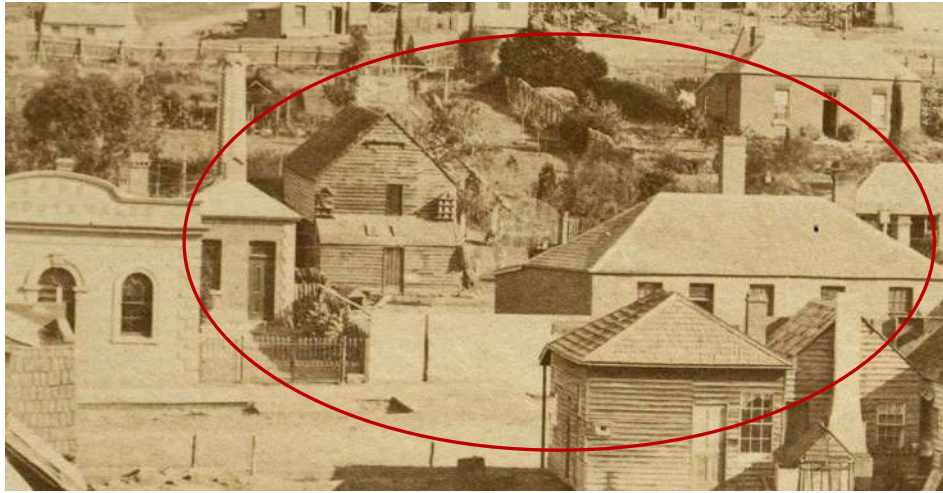


Figure 2. High Street, Maldon, 1867, section of panoramic view of Maldon showing the former Carriers Arms Hotel at centre right and outbuildings in centre. (Source: Armstrong 1867, MM&AA VMLD-4921)

As reported by the *Tarrangower Times*, a small addition was erected as an office for TB Davison, the auctioneer whose auction yard was located at the rear, to the south of the building, in 1877 (*Tarrangower Times* 25 August 1877:2). This addition can be seen today. The same report noted that Mr Aitken was also making 'extensive alterations' to his house. It is feasible that these included the alterations to the former hotel bar window and the ashlar rendering on the façade (*Tarrangower Times* 25 August 1877:2; MM&AA).

Aitken continued to use the subject building to operate his coach and carting business, which included the transport and burning of quartz for RD Oswald's Caledonian crushing mills, until his death in 1880, at which time he was described as a carrier and livery stable keeper (Woolman 2011:57-58; PROV 1880).

The Carriers Arms property was described in 1880 as one-quarter acre of land in High Street on which stood a seven-roomed brick dwelling with wooden kitchen, washhouse and outhouses, adjoined at the rear by half an acre of land fronting Chapel Street South, which was fenced but otherwise featured no other improvements (PROV 1880).

After her husband's death, Margaret Aitken put the Carriers Arms Hotel building on the market in November 1880 (*Mount Alexander Mail* 24 November 1880:3). It was advertised for sale again in 1884:

The house is of brick with slate roof, containing five bedrooms, sitting room, spacious dining room, kitchen and scullery, office adjoining, with frontage to Main Street. Large yard, stables, hay loft, water laid on. The property comprises about two and a quarter acres of land, with extensive frontages to High Streets and Chapel Streets. The above

offers a grand opportunity for Temperance Hotel and Livery stables combined (*Tarrangower Times* 2 August 1884:3).

The subject property was purchased c1884 by Dr John O'Neill, who advertised in December 1884 that he had taken up residence in Maldon and resumed his practice (*Tarrangower Times* 10 December 1884:3). O'Neill had practised medicine in Maldon from the 1860s and fulfilled the role of resident surgeon at the Maldon and Castlemaine hospitals. He was also instrumental in floating a number of local mining companies, notably the South German and Derby United (*Herald* 14 March 1919:1).

O'Neill had left Maldon in June 1877 to travel to England, returning in late 1878. After marrying Laura Jones in April 1885, the 1877 section of the subject building was used by O'Neill as a doctor's surgery and the 1857 section of the building as a family residence, where a number of the couple's children were born (*Woolman* 2011:60; *MM&AA*; *Argus* 18 April 1885:1).

After John and Laura O'Neill left Maldon, in April 1913 Messrs Somer and Dabb auctioned the High Street property in three lots, which were described as: 'Lot 1—'Mathinna', the doctor's residence and Land. Lot 2—Barber's Shop and Living Rooms. Lot 3—Allotment of Land' (*Bendigo Advertiser* 2 April 1913:8).

Elizabeth Grenfell occupied the building as a residence in 1918. After her death in 1942, the building was sold to Alma Ottrey, who rented the house out. The subject building was sold again in 1945 to Victoria McLay, a nursing sister at Maldon Hospital, who lived in the residence until her death in 1957 (*MM&AA*). Other owners lived in the residence until Coral and Alf O'Hara purchased the property in the late 1960s, making it their place of residence from c1970 until Coral's death in 2015 (*Stace's Place* 2016).

Figure 3 to Figure 6 show the former Carriers Arms Hotel in c1920, c1935, c1960 and 1965.

The 1877 section of the building housed an antique shop in the 1980s and the Lion's Opportunity Shop from c2015 until 2018, when the building was sold.

Recent changes include the demolition of all timber sections at the rear of the building and removal of the rear chimney on the north side. Extensive internal alterations have been proposed and restoration of the façade and slate roof was approved via a planning permit in 2017 (*Mount Alexander Shire* 2017).

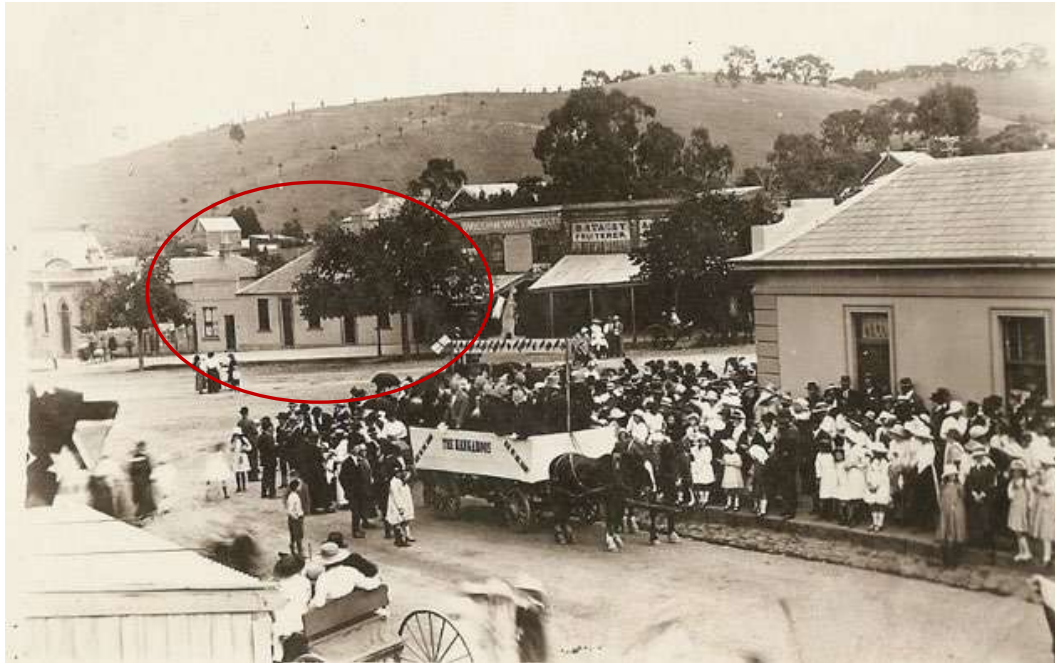


Figure 3. Intersection High and Main Streets, Maldon, c1920, showing the former Carriers Arms Hotel outlined in red. (Source: MM&AA VMLD-0802)

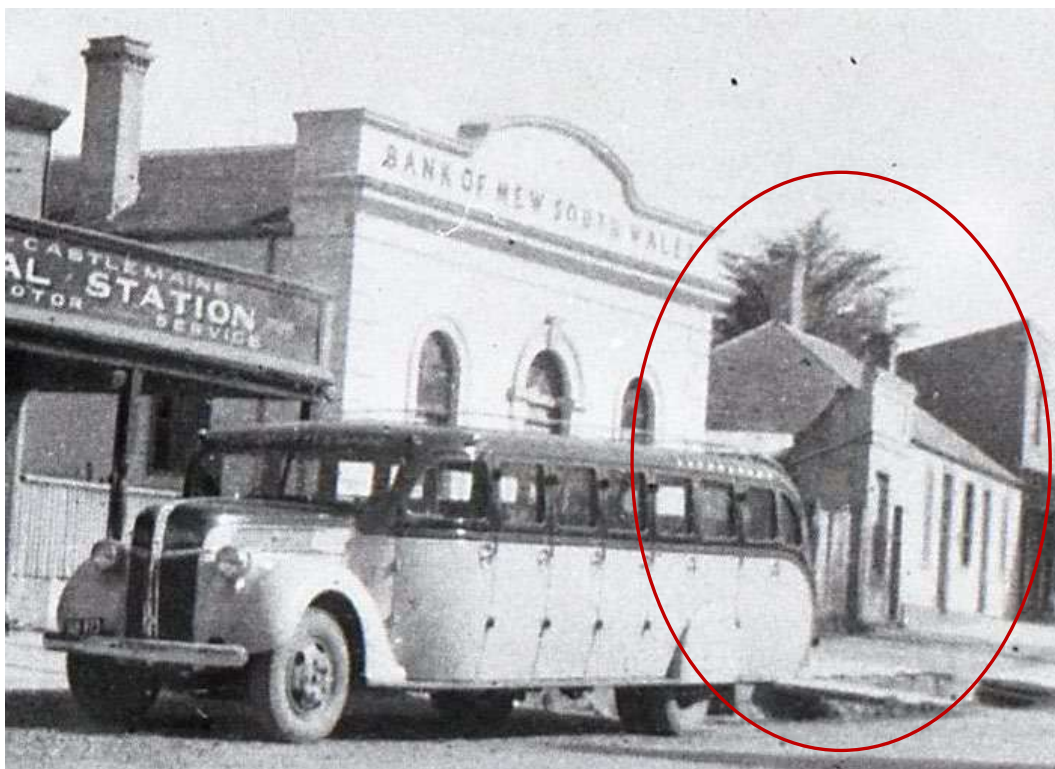


Figure 4. High Street, Maldon, c1935, showing the former Carriers Arms Hotel outlined in red. (Source: MM&AA P96013-03)



Figure 5. Former Carriers Arms Hotel, High Street, Maldon, c1960. (Source: MM&AA VMLD-4869)



Figure 6. Former Carriers Arms Hotel building in 1965. (Source: Collins 1965, SLV) **IN COPYRIGHT**

DESCRIPTION

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is a single-storey building located in Maldon’s main commercial strip (Figure 7). The building is built to the street border and is set in front of a substantial rear yard.

Of brick construction, the building has an ashlar ruled render finish (now overpainted) to the street frontage. The ruled render was an early addition dating from 1877 (Figure 8). The 1857 section has a simple box-like form with a slated hipped roof. Three intact brick chimneys rise from the roof. The centrally positioned chimney has rendered finish, while the two others are of face brick. The northernmost chimney has a terracotta chimney pot (now overpainted).

The narrow addition from 1877 to the south of the 1857 building has a face brick chimney and corrugated iron-clad skillion roof which is concealed behind a straight rendered parapet. The side (south) elevation of the 1877 section is brick (now overpainted).

The windows to the 1857 section are timber-framed double-hung windows with stone sills. There are two four-panel timber doors with highlight and moulded timber architrave provided in this section of the building. The 1877 section has a four-panel timber door and a wider rectangular window opening with a stone sill. The window is a timber-framed four-pane window with arched heads to the top two panes. There is decorative carving to the frame above the arches. (Figure 8). Small windows are provided on the south and west elevations of the 1877 section.

There is a wooden addition to the rear (west) of the 1857 section. This addition is likely a later addition and has a gable roof and verandah.

Following the 2018 sale of the building, the street frontage was restored to its original state, with the timber window shutters shown in Figure 5 and Figure 6 having been removed. The land at the rear of the building has been cleared. Some later additions to the site, including an iron garage, iron shed and modern addition (likely dating from the late twentieth century) have been demolished in a number of stages in recent years (Nearmap; realestate.com.au 2018).



Figure 7. View of 61–65 High Street, showing the original 1857 section and 1877 addition to south. (Source: GML 2021)



Figure 8. 1877 addition finished with ruled render (now overpainted) and decorative four-pane window. Note the ruled render has been applied across the entire street frontage. (Source: GML 2021)

INTEGRITY

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is highly intact with minimal changes visible to the original fabric dating from 1857 and 1877. The building retains its original single-storey built form and scale, and materiality (rendered brick construction with slated and corrugated iron-clad roofing). The building also retains its legibility as a two-section building, demonstrative of its early commercial and residential uses which were provided in separate quarters.

The building's integrity is enhanced by the intact primary façade, including its original pattern of openings. Key elements include the original brick chimneys (one with rendered finish); ruled ashlar rendered finish to the street frontage; timber-framed double-hung windows and four-panel timber doors with moulded timber architraves on the 1857 section; and timber-framed four-pane window with decorative arch heads, and four-panel timber door on the 1877 section.

The building has had numerous changes to the rear of the main street-facing building. Some original elements associated with carting, coaching and hotel operation (such as stables and hay loft, and outbuildings) have been removed over time. However, this change has minimal impact to the legibility of the place when viewed from public domain. Recent restoration works to the building including the removal of the timber window shutters from the street frontage enhanced the place's integrity.

Overall, the building has high integrity.

COMPARATIVE ANALYSIS

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town. While some of the earliest commercial buildings had been established by the mid-1850s, Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale. High Street and Main Street were nearly fully developed with commercial and industrial buildings by the 1870s.

The former Carriers Arms Hotel building at 61–65 High Street, Maldon, is among the group of extant commercial buildings established during this key period of development, brought on by the gold-mining boom.

Maldon and other towns in the Mount Alexander Shire share some similarities in terms of their historical development pattern, as regional towns developed from the 1850s following the discovery of gold earlier in the decade. Hotels were central to early settlement around gold fields and routes, and were established predominantly along

main thoroughfares. Nineteenth century hotels are currently well represented on the Mount Alexander Shire's Heritage Overlay (HO).

There are 35 hotels and ruins, or archaeological remains, of hotels individually listed on the Shire's HO. Like the subject building, early hotels outside Maldon and Castlemaine are mostly single-storied, with many examples displaying simple domestic-style architecture.

In the Shire of Mount Alexander, the following examples of local significance are comparable to 61–65 Main Street, in terms of their age, scale, material and/or architectural style.

- The former Red Lion Hotel at 72 High Street, Fryerstown (HO1160) is a single-storey Victorian period hotel building. The Red Lion Hotel opened in Fryerstown before 1864. The brick building demonstrates design qualities of the vernacular domestic architecture, having built of face brick with simple corrugated iron-clad gable roof and straight verandah. A brick chimney stands on one side (east) of the building. Windows and doors are timber framed. An extension has been made to the west of the building at an unknown date. The building functioned as a hotel until around the end of the nineteenth century, before being converted to a residence.
- The former Harcourt Hotel 1 Bridge Street, Harcourt (HO802), is a single-storey rendered brick building with rendered quoin work and a hipped roof. Extant chimneys have rendered finish. The building may contain the ground floor of the two-storey brick hotel built on this site by 1855, or may have replaced that building in the 1860s or 1870s. The extant building displays elements of a simple mid-Victorian domestic building. The site was a prime position for a hotel, being located near an early creek crossing with a toll gate on the main Castlemaine–Sandhurst goldfields road. The use as a hotel ceased by 1870s. There is a skillion addition built of brick. The formal entrance is now located on the site (north) elevation.
- The former Shamrock Hotel at 20–22 Lyons Street, Newstead (HO1197), is a single-storey building with brick front wall with straight parapet. The side walls are of timber construction. The building has a simple corrugated iron-clad gable roof and symmetrical frontage. The building retains original windows and central doorway. There is a skillion addition clad in weatherboards. The original verandah was removed by the 1940s. The hotel was in operation from 1884 until 1913 when the Licences Reduction Board ordered the closure of the business, which had already declined due to the decrease in mining activities in the area.

The subject building is closely comparable to the above examples of the nineteenth century brick hotels in Mount Alexander. These former hotel buildings share some

characteristics of early rural hotels. Vernacular building techniques are evident in their simple built form with hipped or gabled roofs; use of combination of materials such as face or rendered brick, timber and corrugated iron; modest scale (originally built with front rooms only); and restrained ornamentation. Due to the modest scale of the original buildings, additions and extensions are also commonly observed. In terms of built form, scale and level of detailing, the former Harcourt Hotel forms most close comparison to the original 1857 section former Carriers Arms Hotel.

Historically, conversion of hotel buildings was common in the Mount Alexander Shire, as the population growth slowed by the late nineteenth century due to the downturn in local mining industries. This is demonstrated by the subject hotel (used as a licenced and temperance hotel 1857–1870s) and all of the above examples. Addition of a separate quarter in 1877 to accommodate commercial office (1877–c1880s, later used as a doctor’s surgery 1884–c1913) demonstrates the continued importance of central Maldon to the local community. It somewhat distinguishes the subject site from other former hotels in a more rural context. The former Red Lion Hotel or former Shamrock Hotel had become residences since the closure of the hotel while the subject building retained its commercial use up until 2018. Similarly, the former Harcourt Hotel had various uses including post office and bank before it eventually became a house.

Overall, the subject building built in 1857 and extended in 1877 compares well with the three examples on the Shire’s HO, in terms of the construction materials and techniques, level of detailing, single-storey scale, age and level of integrity. It is an important representative example of the nineteenth century hotel buildings erected in regional towns whose development was stimulated by the discovery of gold. As one of the earliest permanent buildings erected in Maldon, it demonstrates this important development phase of Maldon in the 1850s.

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a significant place in HO445.

Extent of overlay: Refer to map.

OTHER

No additional controls are proposed for this place. Refer to the recommendations for HO445 for the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.

REFERENCES

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STATEMENT OF SIGNIFICANCE

Address: 61–65 High Street, Maldon

HO: Significant within HO445



WHAT IS SIGNIFICANT?

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original scale, built form, materials and detailing
- building's high level of integrity to its original design, including its highly intact 1857 and 1877 sections
- original or early elements including the brick chimneys (one with rendered finish)
- original or early pattern of openings
- original or early detailing including the original timber windows (double-hung sashes and four-pane window with decorative carving above the arch heads), timber doors (all three) and associated highlights and moulded architraves (on the 1857 section)

HOW IT IS SIGNIFICANT?

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is of local historical and representative significance.

WHY IT IS SIGNIFICANT?

Forming part of Maldon's significant streetscape, 61–65 High Street is historically important as a commercial building evidencing the early development of Maldon following the goldmining boom in the 1850s. Established by 1857, the Carriers Arms Hotel was one

of the first permanent buildings to be erected in Maldon. The hotel premises comprised a bar, two sitting-rooms, a dining-room, six bedrooms, kitchen and outhouses and sixteen stalled stables in 1858. The liquor licence was ceased by 1864, and the Carriers Arms Hotel became a temperance hotel and boarding house. The site was associated with a number of commercial enterprises in Maldon other than the hotel business. In 1877, a small addition was made to the south of the building as an office for TB Davison, the auctioneer whose auction yard was located at the rear. The owner Robert Aitken also operated carting and coaching business as well as livery stable from the subject site until his death in 1880. The dealing of the business included the transport and burning of quartz for R D Oswald's Caledonian crushing mills. (Criterion A)

With the decline of gold mining in Maldon and the broader Mount Alexander region, many hotels closed in the late nineteenth century and early twentieth century. By 1884, Dr John O'Neill opened his practice at the 1877 section of the subject building, using the 1857 section of the building as a family residence. The 1877 section retained its commercial use until 2018. Having housed a number of businesses over 140 years between 1877 and 2018, the subject building demonstrates the continued importance of Maldon's main commercial areas. (Criterion A)

61–65 High Street is of representative significance as an early hotel building built in the earliest development period in the goldfield regions of Mount Alexander. It displays typical characteristics of early hotels established on goldfields routes including its single-storey rendered brick construction, slate roofing, building techniques and finishes, domestic-style vernacular architecture, and restrained ornamentation. The building has some decorative detailing (ashlar ruled render, rendered parapet, and decorative arch headed four-pane window). Additions and extensions were also common in many early hotel buildings in rural areas, like evidenced by the 1877 section of the building. (Criterion D)

61–65 High Street is significant for its association with Robert Aitken, who contributed to establishment of the Maldon township. In 1857, Robert Aitken, blacksmith, was the purchaser of Crown Allotment 5, Section A, Maldon Township, on which the subject site is located. Aitken and his brother-in-law David Marshall, carter and teamster, formed a partnership in Maldon in the mid-1850s. Together they conducted a number of enterprises, including carting, coaching, hotel management, road and building construction, and farming. The partnership was later joined by John Jamieson, becoming Jamieson, Aitken and Marshall by the late 1850s. The firm contracted to construct Maldon's market house (1859) and a number of other building works in Maldon, including the construction of various drains, culverts and associated road works within the township. The building and land at 61–65 High Street were central to Aitken's businesses, and was his home until his death in 1880. (Criterion H)