FORMER BONEGILLA HOTEL

3718 Murray Valley Highway, Bonegilla

STUDY No.: 2B HO No.: ..... HERMES No.: 27810 (Stage 1)

DATE: 1877

CONDITION: Poor to Fair

INTEGRITY: Good



(RBA, June 2024)

STATEMENT OF SIGNIFICANCE

What is significant?

The former Bonegilla Hotel at 3718 Murray Valley Highway, Bonegilla is significant. The original front section was built in 1877 for Neville Preston and Kate/Catherine Newnan, the latter who held the license for many years, and operated until 1911. The significant elements are the façade with its beaded weatherboard cladding, two doorways and multi-paned sash windows, and timber verandah. Whilst the roof form and chimneys date to the early 20th century, they are integrated with the original fabric.

The large English oak (*Quercus robur*) to the north-east of the house is also significant.

The non-significant elements include the rear part of the house (defined by the longer gable wing to the east), carport and various outbuildings.

How is it significant?

The former Bonegilla Hotel at 3718 Murray Valley Highway, Bonegilla is of local historical, representative and aesthetic significance to the City of Wodonga.

Why is it significant?

The former Bonegilla Hotel is of historical significance as the original/front part, built in 1877, is one of the earliest buildings to survive in the municipality, though it has been incorporated into an enlarged early 20th century farmhouse after the hotel license was surrendered to the Licenses Reduction Board in 1911. It also has associations with members of the Newnan family, in particular Catherine/Kate, who initially held the license (documenting the not uncommon circumstance of it being acceptable for women to operate as publicans) , and Neville Preston, a renowned local *bon vivant*. The English oak (*Quercus robur*) is among the earliest exotics to survive in the municipality and reflects the planting proclivities of the late 19th century. (Criterion A)

The former Bonegilla Hotel is of representative significance as being a rare instance of an early hotel/inn to survive in the rural parts of the municipality. Whilst it was enlarged to the rear during the early 20th century, the proximity to the road and its two entrances remain highly evocative of the traditional location and format of a 19th century hotel. Furthermore, the multi-paned windows with thin glazing bars to the façade are significant as being rare instances of intact 19th century examples. (Criterion D)

The English oak (*Quercus robur*) at the former Bonegilla Hotel is of aesthetic significance as an impressive specimen of its type with a broad spreading canopy, approximately 35 metres, and among the finest exotic trees in the municipality. (Criterion E)

PHYSICAL DESCRIPTION

The extant timber building is set close to the road, though largely obscured from view by planting along the front boundary. It is set in fenced area with trees and shrubs to much of its boundary.

Whilst the building has its origins as a Victorian period hotel, it has been enlarged to the rear during the early 20th century such that its roof form and detailing is indicative of the latter period.

The footprint is broadly square with a gambrel roof to the main part and side gable to the east. The roof is clad with corrugated sheet metal (in traditional sheet sizes), painted Indian red and is punctuated by two tall red brick chimneys, which have a cap of soldier coursing typical of the interwar period. Unsympathetic, non-original square gutter profiles have been employed.



Gambrel roof and chimney with soldier coursing (RBA, June 2024)

The front section relates to the original hotel. The facade is clad with beaded weatherboards with regular (unbeaded) weatherboards to the other walls and features two doorways typical of Victorian period hotel configurations. The doors are 4-panelled timber with narrow toplights with decorative glass including small diamonds. Alternating with doorways are three original 12-pane windows with fine glazing bars.

The timber bullnose verandah is supported by chamfered posts to the front, part side (east) and rear. The verandah deck is lined with timber boards which have deteriorated along with the underlying framing.



Façade/south elevation (RBA, June 2024)

The gable end to the east side includes a projecting section with shingled boards to the upper part of the wall and projecting section.



Façade showing fine glazing bars to the multi-paned sashes and four panelled door (RBA, June 2024)

The later north/rear elevation includes a section at the north-east corner clad in sheeting and a bullnose verandah extends across this elevation and has a concrete deck.

To the east of the house are several 20th century outbuildings/structures, all with a gable roof - a carport a garage and dilapidated shed. To the north, is a small timber shed with a projecting gable end clad in unstained/painted weatherboards. An old sign 'Bonegilla Hotel' survives on site.



Early sign for the Bonegilla Hotel, pre-1913 (RBA, June 2024)

A magnificent English oak (*Quercus robur*) is located over 50 metres north of the house with a wide spreading canopy, approximately 35 metres wide. Its trunk is more than one metre in width.



English oak (*Quercus robur*) (RBA, June 2024)

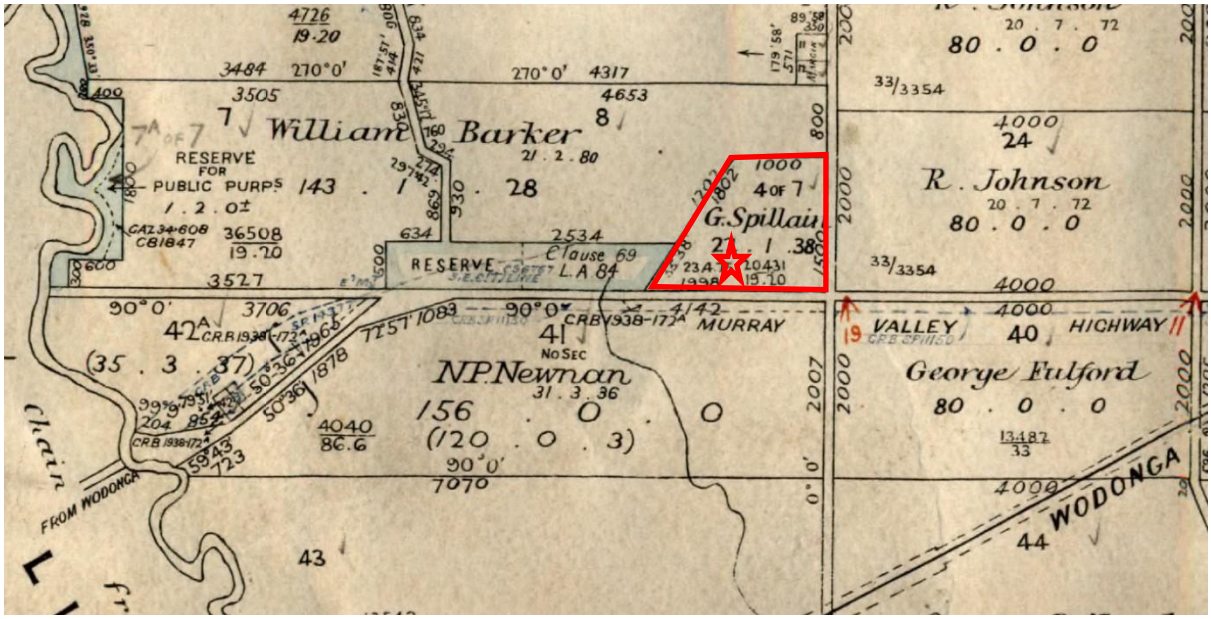
HISTORIC THEMES

4.3 Grazing and raising livestock

6.7 Making homes for Victorians

HISTORY

Lot 4 of Section VII comprising a little over 22 acres was selected under the 1869 Land Act, by G Spillain, who was granted title on 23 April 1875 according to Parish Plans (Bonegilla, County of Bogong). However, an item in the newspaper says this was granted to John Spillain (*The Albury Banner and Wodonga Express* 1875) and John is identified on the title (title 1). Little is known about the Spillains, other than they appear to have been also resident around Tallangatta, and Michael Spillain was involved in the notorious 1893 Granya Seduction Case. In any case, under Section 19 & 20 of the Land Act, selectors were required to undertake improvements and remain resident on the land for three years, so G Spillain is likely to have been occupant for at least that time (Albury & District Historical Society, 2012).



Parish of Bonegilla 575(4), with Spillain's initial holdings highlighted and approximate location of the subject site

Soon after in December 1875, Spillan sold the property to Neville Preston Newnan, whose family held the site for over 80 years (Title 2).

Two years later, Catherine/Kate, wife of Neville, made an application for a publican's license 'for a house situate at Bonegilla containing nine rooms exclusive of those required for the use of my family' (*Albury Banner and Wodonga Express* 1877*).* The following year when she reapplied for the license the house was described as having seven rooms , except for those used by the family (*A B+W E* 1878). There are records of Catherine holding the license up to 1882 in which year, the site was referred to as the Bonegilla Bridge Hotel (*A B+W E* 1882). The latter name relates to the bridge that was built over the Little/Kiewa River just to the west in 1873 (Gear)

Neville died in April 1899, when the following was reported about the hotel and Newnan's business:

> Prior to the construction of the railway from Wodonga to Tallangatta, there was considerable traffic along the road, and Mr Newnan's hotelkeeping business, with which he combined grazing, was very remunerative. The hotel was a popular halting-place for travellers, who were entertained by the versatile Boniface (*Wodonga and Towong Sentinel*).

Catherine inherited the site (Title 2). Twenty years later in 1911 the license was surrendered to the Licenses Reduction Board and £215 was received in compensation (*Wodonga and Towong Sentinel)*.

In August 1922, Catherine Newnan died with details from her obituary as follows:

> The death occurred on Monday at Bonegilla, after a somewhat lengthy illness, of Mrs. Catherine Newnan, relict of the late Neville P. Newnan, at the age of 76 years. The passing of the deceased, who was a native of Limerick, county Clare, Ireland, removes one of the few remaining pioneers, and one conversant with the early history of the district—whilst associated with her

> late husband (who predeceased her by 23years) in conducting the Bonegilla Hotel (*A B+W E* 1922)

It is reported that a detached brick kitchen was originally located at the rear and during the early 1900s the two buildings were joined and extended (Biosis).

The following 1963 aerial captures the existing roof form of the main building, several outbuildings, the extant English oak, and an orchard to the north-east.



Aerial - 1963, 5 November, with the extant English oak highlighted (Source: Cad 7, frame 32, Geosciences)

In June 1977, the site was one of the many properties acquired by the Albury Wodonga Corporation (Parish of Bonegilla, Schedule 2178).

COMPARISON

The subject place is the only rural, former hotel to survive in the municipality and/or be included in the Schedule to the heritage Overlay. Whilst is has been enlarged and its current gambrel roof form is not indicative of its time of construction during the late 19th century, when a lower hip would be the norm, the unusual façade configuration with two doors, in conjunction with its location close to the roadside, identify it as a former hotel.

Of the small but varied group of Victorian period residences or similar included in the Schedule, there is no ready comparator, as the others are either of a different material palette and/or form.

- HO3: De Kerilleau Homestead, Lawrence Street, Wodonga. Built in 1870, two storey, brick with two level, cast iron verandah with French windows.
- HO11: Brick residence, 10 Stanley Street, Wodonga. Ca 1890s, single storey with hipped roof and polygonal bay.
- HO12: Brick Cottage, Cookinburra Road, Barnawartha North. Circa1890s, brick with gable roof.
- HO14: Glen Avon, 392 Wodonga-Yackandandah Rd, Staghorn Flat. 1898 and 1907 (essentially Federation period), timber with hip roof and cast iron verandah.
- HO15: Torranceville, 8 Bank St, Wodonga. 1869, vernacular, stone with several phases of brick additions.
- HO34: Stone Cottage, 41 Church Street, Wodonga. Circa 1850s, stone walls (overpainted) with brick to the openings and a gable roof.
- HO38: Stoneleigh, 50 High Street, Wodonga. Circa 1850s, walls of granite rubble with brick lintels to the openings and a hip roof.
- HO49: Stenzel Cottage, 665 Kiewa Valley Hwy, Baranduda. This circa 1882 gable roof house is constructed from wattle and daub.

Within the Lawrence Street Precinct HO48), there are a few Victorian period (or early Federation period) buildings of a similar scale or with a symmetrical façade. Only one is constructed of brick (152 Lawrence Street) however this building has a hip roof and also an altered porch. Other examples are timber/clad in weatherboards (140 and 153 Lawrence Street, 5 Ethel Street).

RECOMMENDATIONS

EXTENT OF LISTING

It is recommended that the former Bonegilla Hotel at 3718 Murray Valley Highway, Bonegilla is included in the Schedule to the Heritage Overlay of the Wodonga Planning Scheme with external paint controls.

The extent of the heritage overlay should include the hotel/house and the English oak (*Quercus robur*), as well as a nominal curtilage of about 10 metres them, approximately as outlined below.



Nearmap, 22 June 2024, English oak highlighted

PLANNING SCHEME CONTROLS

Planning Controls	Y/N
External Paint Controls Apply?	Y
Internal Alteration Controls Apply?	N
Tree Controls Apply?	Y - English oak (*Quercus robur*)
Solar Energy System Controls?	Y
Outbuildings or Fences Not Exempt Under Clause 43.01-4?	N
Included on the Victorian Heritage Register Under the Heritage Act 2017?	N
Prohibited Uses Permitted?	Y
Aboriginal Heritage Place?	N

REFERENCES

Certificate of Title (1), vol. 795, folio 988

Certificate of Title (2), vol. 813, folio 544

Gear, Ray (cmpd), *Hotels of Early Wodonga, Bonegilla & Bethanga*, 2012, p11

Oral correspondence with Ray Gear, author of 'Hotels of early Wodonga, Bonegilla & Bethanga' published for the Albury & District Historical Society, 2012

[Parish maps of Victoria]. Bonegilla, County of Bogong [cartographic material] / drawn and reproduced at the Dept. of Lands and Survey, Melbourne, Victoria.

Wodonga Historical Society Archives

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1877 'Notice of Application …', *Albury Banner and Wodonga Express*, 15 December, p1

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1882 'Licensing Bench', *Albury Banner and Wodonga Express*, 8 December, p14

1892 'THE BOGONG ELECTION.', *Wodonga and Towong Sentinel,* 25 March, p2 http://nla.gov.au/nla.news-article69564246

1899 'DEATH OF MR N. P. NEWNAN.', *Wodonga and Towong Sentinel,* 28 April, p2 http://nla.gov.au/nla.news-article69566209

1911, 'Licenses Reduction Board', *Wodonga and Towong Sentinel*, 7 July, p3

1922, 'Obituary', *Albury Banner and Wodonga Express*, 4 August, p27