

Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|----------------|---|---------------------|
| Name of Item | 3 Weeds Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Red Lion Hotel, Rose Shamrock and Thistle Hotel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 193 | | | | |
| Street name | Evans Street | | | | |
| Suburb/town | Rozelle | | | Postcode | 2039 |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/1259168, 4/1259168, 70/1272268 | | | | |
| Location - Lat/long | Latitude | -33.866306000000002 | | Longitude | 151.170361000000001 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The 3 Weeds Hotel at the corner of Evans Street and Belmore Street has significance for historic, associative, aesthetic and representative values at a local level as an early hotel in Rozelle and the Inner West. The 3 Weeds was opened as the Red Lion in 1881, changed name to the Rose Shamrock and Thistle Hotel and was demolished and rebuilt in 1926. Unusually this pub has remained a freehouse for most of its history, with only brief associations with Tooheys, one of Australia's most successful breweries around the time of its rebuilding. While of modest architectural design, the hotel is an important corner character element with local landmark value in its residential setting. Despite later modifications and additions, it retains the form and layout of an early twentieth century hotel, with some significant interiors on the ground and first floor. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

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| DESCRIPTION | | | | | | |
|--|---|------|-------------------------------|------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/ maker | J. Baker (1926 rebuild) | | | | | |
| Physical Description | <p>The 3 Weeds Hotel, originally built in 1881, and rebuilt in 1926, is a two-storey interwar period painted brick building with restrained architectural design and detailing. The hotel is situated on a corner site at the intersection of Evans Street (a secondary thoroughfare through Rozelle) and Belmore Street, in a quiet residential area. The building occupies a square-shaped site comprising three lots with a splayed corner at the intersection. The original built form, longer along Belmore Street, has a c1950s addition along the Evans Street frontage, with a modern garage of the same era adjacent. Another modern garage structure bookends the Belmore Street frontage.</p> <p>The building, originally face brick, and featuring a simple corbelled brick string course, conceals a corrugated metal skillion roof behind. Lettering on the splayed corner reads '1881' in reference to the hotel's original construction date, though this was added in c2006. The parapet steps down as it transitions to the c1950s addition along Evans Street. There are four modern flagpoles located at the corner parapet.</p> <p>While the property has undergone significant additions and redevelopment over time, it retains the clarity and coherence of the original built form, with additions being added to the sides or the rear. The first floor consists of regularly spaced eight-pane timber-framed double-hung sash windows with flat arched lintels and brick sills.</p> <p>The wraparound suspended awning is splayed at the corner and has a modern pressed metal soffit lining, of traditional design.</p> <p>The walls below the awning are painted and rendered, no longer retaining evidence of either of the earlier wall tiling designs. The pattern of openings has been significantly modified and while no original doors or windows appear to remain, the corner pair of doors and three steps could be remnants of the original below awning features. The entrance to the c1950s addition on Evans Street has curved walls to the door. Along Belmore Street there is a pair of modern recessed windows.</p> <p>The keg chute, accessed from the footpath on Evans Street, indicates a basement cellar.</p> <p>The interior of the hotel has undergone several phases of modification since it was rebuilt in 1926. It retains some early fabric associated with its 1926 form, as well as c1950s fabric associated with its extension along Evans Street. The hotel has the original 1926 cellar beneath the front bar and a separate cellar built as part of the c1950s extension. In the 1926 cellar the keg chute is in its original location and still in use. Joists of the timber floor of the front bar are exposed in this area, which otherwise contains modern hotel equipment. The c1950s cellar contains its original dry store with timber door. Floors of both cellars are concrete.</p> <p>The ground floor has been highly modified but retains some limited evidence of 1926 and c1950s layouts and fabric. This includes picture rails, timber floors and timber architraves in the front bar. The stairway with external access to Belmore Street has its original stairs and balustrade, with early cream tiles on the walls. Early tiling, intact timber floors and doors are also evident on the Evans Street entrance in the c1950s extension. The rest of the ground floor is highly modified and contains little original fabric.</p> <p>The first floor is largely intact and retains its layout of accommodation rooms. Sheet and battened ceilings, windows, doors, highlight windows (with ripple glass), architraves, timber flooring (exposed or below carpet) and skirting boards are early or original. Part of the first floor has been renovated for a new kitchen, with new parquet floors and fittings. Bathroom fittings are modern, except for the tiled floor.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The 3 Weeds Hotel is in good condition and well maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1881 | Finish year C.1886 | 1881 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1881 – originally pub built on the corner lot (Lot 70 DP 1272268) this site as the Red Lion Hotel, the renamed Rose Shamrock and Thistle in 1882</p> <p>1926 – original building demolished and existing building constructed</p> <p>1950s – 1960s – two additional lots were acquired on the Evans Street frontage, and a new curved entry added (the south-western most lot was built on)</p> <p>2000s – pub refurbished</p> <p>2021 – pub refurbished</p> | | | | | |

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| Further comments | |
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| HISTORY | |
|-------------------------|--|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> |

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| | <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The 3 Weeds Hotel</p> <p>The 3 Weeds Hotel was opened as the Red Lion Hotel in 1881 by publican Thomas Brown. Brown had received the transfer of the Bellevue (Sackville) Hotel's liquor licence to his new hotel, resulting in the controversial closure of the Bellevue Hotel until 1888.</p> <p>Brown renamed the hotel the Rose, Shamrock and Thistle Hotel in 1882.</p> <p>The hotel remained a freehouse into the 1920s, when Reschs, Tooheys and Tooth & Co courted the owner for the leasehold. The hotel lease was subsequently given to Tooheys.</p> <p>The original 1881 hotel building was demolished and rebuilt in early 1926 by builder J. Baker for Arthur William Illingworth, who had taken over the licence the previous year. Much of the material of the original demolished hotel was sold at auction.</p> <p>A photo from the 1930s shows the new hotel building had an unpainted face brick exterior, with light tiling to the bottom half of the ground-floor façade.</p> <p>In 1958 the hotel was purchased by Millers Brewery from its owner N Taylor. Millers was a brewery established by Robert William Miller in 1935 when he purchased Britton's Brewery and began acquiring hotels. Under the management of his son Sir Roderick Miller, the company expanded to own 50 hotels. In 1967 Millers sold its brewing operation in Taverners Hill to Tooheys and divested from hotel ownership the following year. By 1973 the hotel was owned by Jacob Holdings Pty Ltd, which was then sold to JM & L Ryan Investments Pty Ltd in 1980.</p> <p>Between 1950 and 1960 the hotel acquired several lots to its southwest along Evans Street. These were integrated into an expanded hotel, which received modifications to its façade. Several windows were infilled, the awning was upgraded and tiles were applied to its exterior. The new extension features a curved stair entry.</p> <p>The pub closed for a time in the early 2000s before being purchased by private operators, who refurbished the hotel and renamed it the '3 Weeds' in 2006. The date '1881' was added to the parapet during these works.</p> <p>In 2019 the hotel was purchased by Merivale and the ground floor refurbished in 2021-2022.</p> |
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| THEMES | |
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| National historical theme | Building settlements, towns and cities Developing Australia's cultural life |

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| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation |
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APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The 3 Weeds Hotel has historical significance to Rozelle and the Inner West as an early hotel site in operation since 1881. Originally known as the Red Lion Hotel and the Rose, Shamrock and Thistle Hotel from 1882, the 3 Weeds is one of the Victorian-era hotels sites created with the residential development of Rozelle in the 1870s and 1880s.</p> <p>The present hotel building was constructed in 1926 to an Interwar style and demonstrates the evolution of hotels through the twentieth century. Unusually the hotel was rebuilt by its private owner instead of a large brewery, who were revamping many hotels throughout Sydney at the time. The modest design and scale of the hotel can be attributed to this fact, a reflection of the difficulties smaller operators had competing with the larger, more elaborate designs of big brewery hotels of this era..</p> <p>The 3 Weeds Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The 3 Weeds Hotel is associated with Millers Brewery, a smaller competitor to the two dominant breweries in Sydney during the twentieth century, Tooth & Co and Tooheys Limited. While interestingly connected to the Taverner's Hill brewery site on Parramatta Road in Petersham, which produced Millers Beer until its sale in 1967 to Tooheys, the 3 Weeds connection is only slight.</p> <p>The 3 Weeds Hotel does not meet the threshold of significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The 3 Weeds Hotel, constructed in 1926, is a modest example of an Interwar style hotel building built in a quiet residential area of the Inner West. Constructed in 1926 and added to and renovated several times, the two-storey hotel which occupies corner site, makes a strong contribution to the streetscape of Evans Street at the intersection with Belmore Street. It has landmark value as a corner building in the historic suburban context. Significant Interwar era elements include its parapet walls and string courses, double hung timber sash windows, face brick walls (albeit painted) and stepped awning with pressed metal lining. Below few architectural features of significance remain, and include the corner entry and steps. The simple c1950s addition with its stepped awning and curved entry, although later, still make a positive contribution to the design of the hotel. The south-western most addition, also from the c1950s – 1960s has little architectural value.</p> <p>The exterior of the hotel has aesthetic significance despite being substantially modified below the awning with rendered walls replacing earlier tiled designs and altered openings.</p> <p>The interior of the 3 Weeds Hotel retains limited fabric of significance from 1926 and c1950s on the ground floor. Significant features include some joinery and the three street entries; the curved entry to Evans Street with tiled lobby, the corner entry and the tiled entry with timber stair from Belmore Street providing access to the upper level.</p> <p>The first floor is largely intact and retains its layout of accommodation rooms. Sheet and battened ceilings, windows, doors, highlight windows (with ripple glass), architraves, timber flooring (exposed or below carpet) and skirting boards are early or original and contribute to the aesthetic significance of the hotel.</p> <p>The basement, although upgraded for modern use, retains its original 1926 footprint, and c1950s addition, and early keg chute on the Evans Street footpath which are significant.</p> <p>The 3 Weeds Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the 3 Weeds Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the 3 Weeds Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group pa beyond the local area.</p> |

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| | The 3 Weeds Hotel is considered likely to meet the threshold of significance at a local level under this criterion. |
| Technical/Research significance SHR criteria (e) | <p>The 3 Weeds Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and socio-economic conditions. Further investigation of the 3 Weeds Hotel is required to determine if the hotel has research potential in regard to hotel room layout (first floor), basement layout and opening up of ground floor interiors.</p> <p>The historical archaeological potential of the site has not been assessed. Given occupation of the site as a hotel since 1857, it should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the 3 Weeds Hotel could meet the threshold of significance under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The 3 Weeds Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual otherwise.</p> <p>The 3 Weeds Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The 3 Weeds Hotel is a modest example of an Interwar hotel building constructed in a suburban setting in the Inner West also on the site of an earlier hotel. The 3 Weeds Hotel shows how hotels were (are) continually upgraded to meet changing licensing requirements and patron expectations.</p> <p>The 3 Weeds Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The 3 Weeds Hotel is mostly intact externally, having undergone relatively limited modifications. Above the awning most of the hotel's Inter-war-era fabric remains, except the face brickwork which has been painted. Below the awning the hotel retains most of its c1950s and 60s form, but not the earlier tiling schemes. No evidence was observed from the first pub building on the site dating from 1881.</p> <p>Along Evans Street, the addition from c1950s – 60s contains limited early fabric but contributes to an understanding of the site's evolution. This has been extended with a modern beer garden and bistro. The interior of the hotel has been modified several times and contains little of its original fabric, or fabric from the c1950s., except the three entries to Evans Street, the corner and Belmore Street, which contain early joinery and finishes. The interiors are most intact in rooms which correspond to the hotel's 1926 footprint, notably on the first floor retains its division of accommodation rooms and the basement layouts.</p> |

HERITAGE LISTINGS

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| Heritage listing/s | The Valley Heritage Conservation Area (C7) |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|---|---|---------|--|
| Title | Registrar General | Primary Application No 37185 | 1952 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 6594 Fol 173 | 1952 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Rose, Shamrock & Thistle Hotel, cnr. Evans and Belmont Street, Rozelle, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |

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| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |
| Biography | John Atchison | 'Miller, Sir Roderick William (1911-1971) | 2000 | Australian Dictionary of Biography, National Centre of Biography, ANU. |

RECOMMENDATIONS

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|------------------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities where future development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of management plans that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Even though this property is included in The Valley Conservation Area (C7), it is recommended that the 3 Weeds Hotel, including interiors, at 193 Evans Street, Rozelle be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the 3 Weeds Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the parapet walls, string courses, double hung timber sash windows, face-brick wall construction (albeit painted), stepped awning with pressed metal lining, keg chute, and curved entry to the 1950s addition. - No new openings or enlargement of openings should be made on the street facade of the hotel building, except to restore those that are infilled. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute, concrete floors, footprint of the 1926 building cellar, and the 1950s dry store. On ground level it is the joinery and timber doors to the three street entries and the tiled lobby to the 1950s addition and the tiled private entrance on Belmore Street, including the timber staircase. On the first floor this includes the original/early hotel room layout, sheet and battened ceilings, timber windows, doors, highlight windows (with ripple glass), architraves, timber flooring (exposed or below carpet) and skirting boards. - Future rear additions should not compromise the hotel's significant qualities, and vertical additions should be avoided particularly over the main original built form from 1926. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - Consider removal of the paint from the brickwork to achieve a more authentic streetscape presentation. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
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Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Targeted Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 20 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | 3 Weeds Hotel from the intersection of Evans Street and Belmore Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | 3 Weeds Hotel in its setting along Belmore Street, looking towards Evans Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | 3 Weeds Hotel in its setting from Evans Street, towards the intersection with Belmore Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | 3 Weeds Hotel Interior – ground floor bar area. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | 3 Weeds Hotel Interior – ground floor bar area. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | 3 Weeds Hotel Interior – ground floor stair and entry from Belmore Street. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |

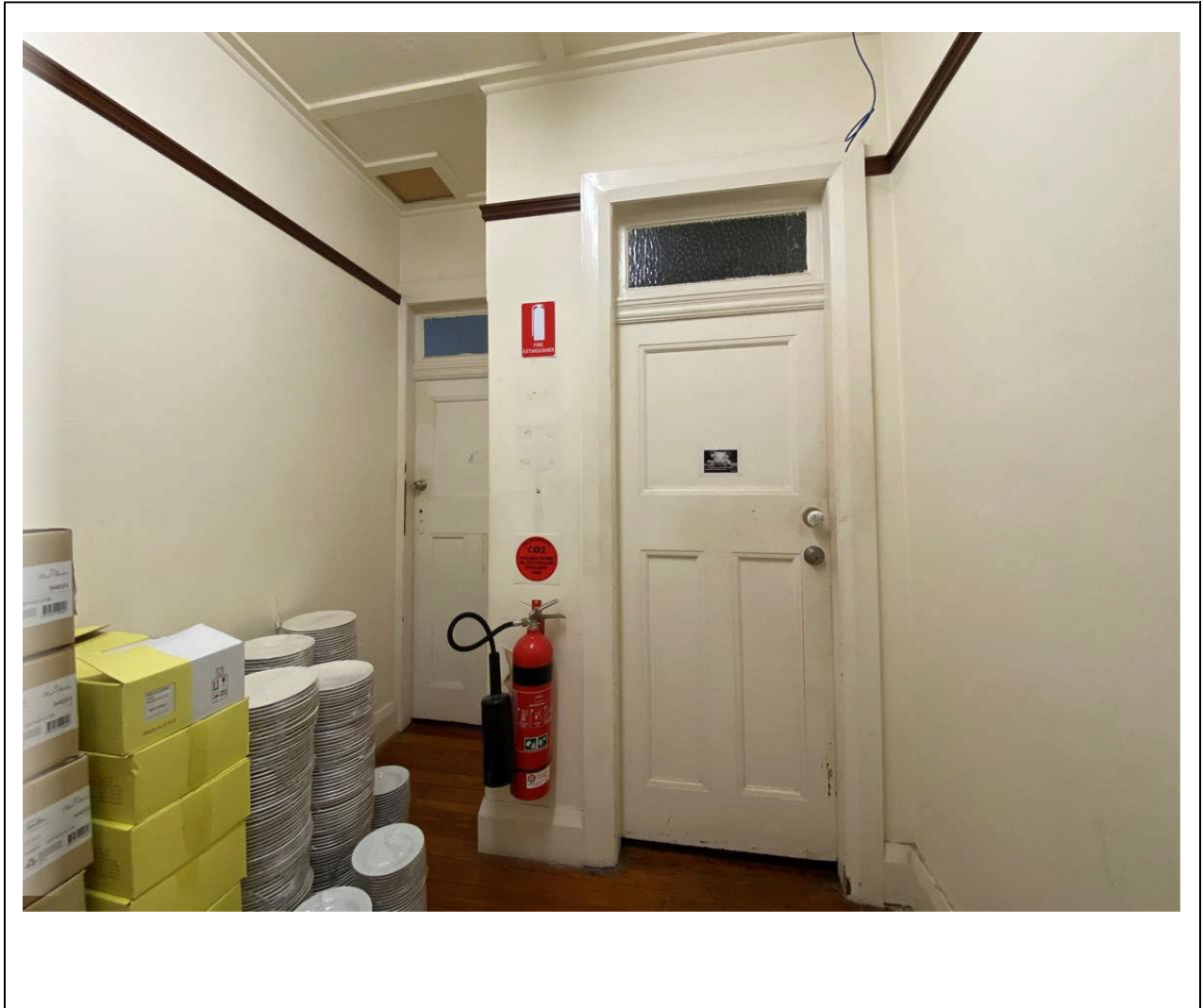


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | 3 Weeds Hotel Interior – first floor passage and doorways. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|------------|-------------------------------|--|
| Image caption | 3 Weeds Hotel (former Rose, Shamrock & Thistle Hotel). | | | | |
| Image year | 1949 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|---|-------------------------------|--|
| Image caption | 3 Weeds Hotel (former Rose, Shamrock & Thistle Hotel). | | | | |
| Image year | 1960 | Image by | - | Image copyright holder | Noel Butlin Archives Centre, ANU |

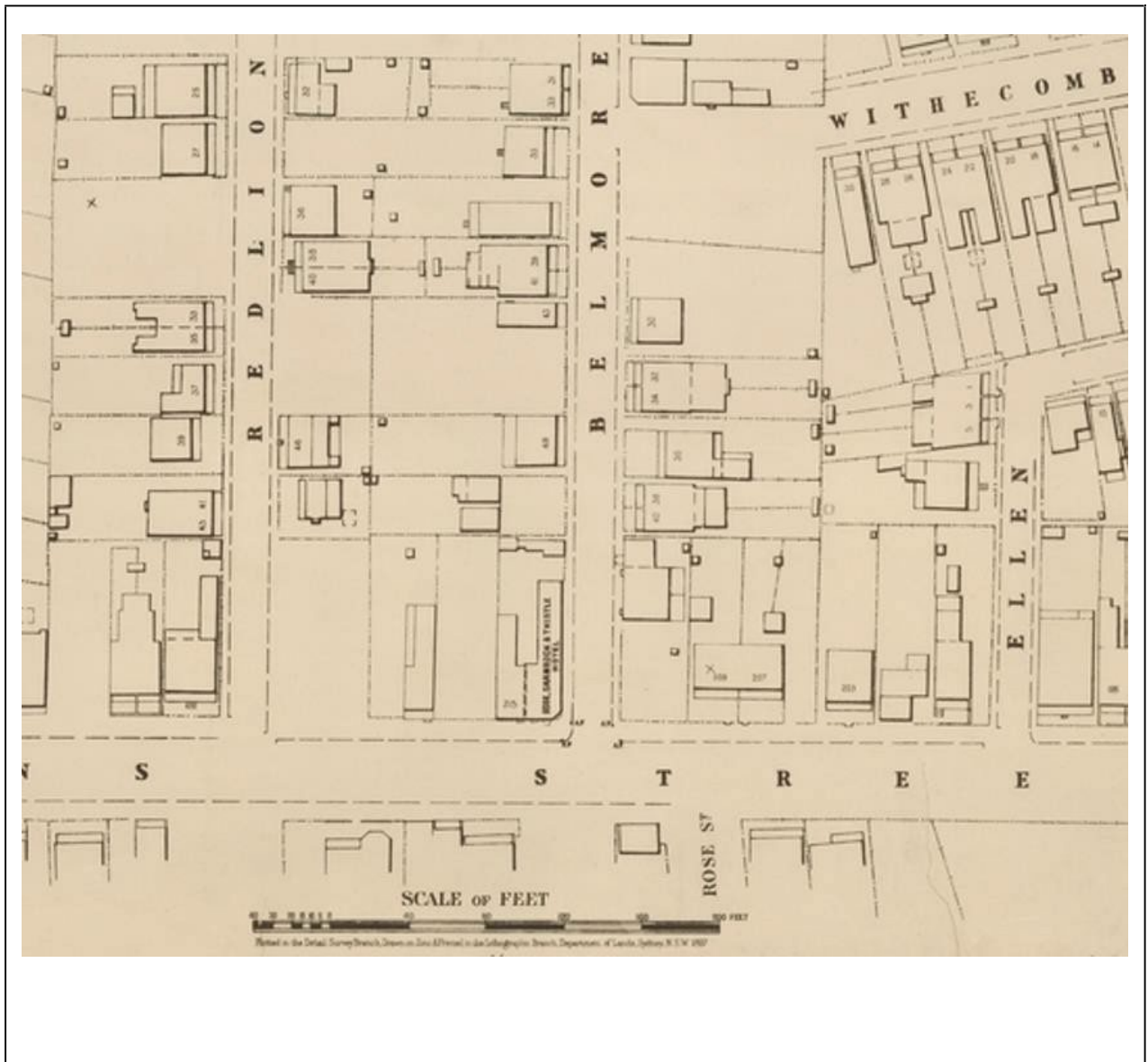


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 65 and 66, Balmain, showing the lot of the original Rose Shamrock and Thistle Hotel before it was demolished and replaced by the new hotel building in the 1920s. | | | | |
| Image year | 1897 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|---------------------|-----------------|---|-----------------|
| Name of Item | Annandale Hotel, including interiors | | | | |
| Other Name/s Former Name/s | | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 17 | | | | |
| Street name | Parramatta Road | | | | |
| Suburb/town | Annandale | | Postcode | 2038 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 51/1248353 | | | | |
| Location - Lat/long | Latitude | -33.887374999999999 | | Longitude | 151.171502 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Annandale Hotel has significance for historic, associative, aesthetic and representative values at a local level as an early twentieth-century hotel in Annandale and the Inner West that has remained in continuous operation. The Annandale Hotel was constructed for Tooth & Co in 1930–31 to a design by prominent architectural firm, Rudder & Grout. The hotel evidences an important historical phase of commercial strategy and investment by large Sydney breweries-hoteliers in the promotion of their brand and products via development and design of local hotels. The building's interwar Free Classical design contributes positively to the character of streetscape, and is further distinguished by its landmark value on a prominent corner site on Parramatta Road and Nelson Street. The Annandale Hotel is an early well-mannered representative example of the work of accomplished hotel architects, Rudder & Grout. It is also representative of the hotels constructed by large breweries in the early twentieth century. It is likely to have social significance to the local community as a popular live music venue from the 1980s to the 2000s.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|------|-------------------------------|------|--------------|--------------------------|
| Designer | Rudder & Grout | | | | | |
| Builder/maker | W. Gawne & Sons | | | | | |
| Physical Description | <p>The Annandale Hotel is a two-storey interwar Free Classical style hotel building constructed in 1930–31. The pub is on a corner site and fronts Parramatta Road and Nelson Street, its primary and secondary façades. These are joined by a solid curved wall. A parapet with two decorative pediments on each façade conceals the pub's hipped, tiled roof.</p> <p>The pub is constructed of red face brick with painted rendered quoins beneath the pediments. Painted plaster cornices separate the first floor from the parapets, which have regular openings that have been filled with planter boxes, replacing an earlier balustrade. The pediments feature decorative plaster motifs painted in gold and black.</p> <p>The ground floor is tiled to the top of the door fanlights, with unpainted brick to the metal suspended awning, which was formerly rendered. The tiles are likely original and have small seashell borders. The pattern of openings is mostly original, with some doors converted to windows on both street frontages. Windows and doors are likely original where unmodified. Many retain their terrazzo thresholds and steps, some of which are in poor condition.</p> <p>The first-floor windows are regularly spaced, with rendered architraves. Windows are original 12-pane, double-hung, timber sash type, except beneath the pediments where they are triple windows. Facing Parramatta Road is a recessed balcony with paired column supports. The pattern of openings on the first floor appears original, though windows and doors on the recessed balcony show evidence of modification to opening heights. The original keg chute on the footpath at Nelson Street indicates a basement cellar.</p> <p>A modern single-storey addition facing the Nelson Street frontage provides restaurant facilities associated with the hotel.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Annandale Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1930 | Finish year C.1886 | 1931 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1951–53—Public bar is modernised and men's bathrooms upgraded.</p> <p>1964—Public bar is cut back and vinyl tiles are laid throughout the ground floor.</p> <p>1999—A gaming room for poker machines is constructed.</p> <p>2004—The awning covering the outdoor area at the rear of the hotel is replaced.</p> <p>2014—Substantial interior renovations to the ground floor of the hotel to cater for a focus on food.</p> <p>2015—Further minor interior modifications.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.

In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that

Heritage Data Form

remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Annandale Hotel

The Annandale Hotel was designed by architects Rudder & Grout and built by W. Gawne & Sons in 1930–31 for Tooth & Co. The hotel was built as a replacement for an earlier hotel known as the Australian Contingent Hotel (circa mid-1880s). This building, which still exists, is located on the corner of Albion Street and Nelson Street one block away from the Annandale Hotel. The land the Annandale Hotel was built on was not previously a hotel site. Metropolitan detail plans from 1895 shows a small square structure on the southwest corner of the site.

Rudder & Grout was a prominent architectural practice that designed many hotels and renovations for Tooth & Co from the 1930s to the 1940s, including the Century Hotel, Sydney (1940–41), Burdekin Hotel, Darlinghurst (1938), and Alexandria Hotel, Eveleigh (1934–35). Rudder & Grout also designed the North Sydney Olympic Pool. Builders W. Gawne & Sons built the Perpetual Trustee Company Building on Hunter Street in the CBD.

The Annandale Hotel was one of the earliest hotels designed by Rudder & Grout for Tooth & Co. It was designed in the interwar Free Classical style, as opposed to the Art Deco and Functionalist styles used in their later designs. Initial plans for the Annandale Hotel used the name 'Australian Contingent Hotel', though it was changed to Annandale Hotel when it opened. At the time of opening the hotel had an island type public bar, bottle department, saloon bar, and staircase access to the cellar. On the first floor were 10 bedrooms, a large sitting room, dining room, kitchen and pantry, as well as bathrooms. Fittings throughout the building were maple. Construction of the hotel cost £11,772, excluding architect fees and the refrigeration.

In 1951–53 the public bar was modernised and the men's bathroom upgraded. Further works were undertaken in 1964, which included cutting back the public bar and laying vinyl tiles throughout.

In 1981 the hotel was sold to Comserv (No 1261) Pty Ltd (owned by Barry Burnett) for \$430,000. Over the next decade the Annandale Hotel gained a reputation as a live music venue and hosted numerous concerts of notable local and international acts. Bands that performed at the hotel include You Am I, the Living End, Dandy Warhols, Frenzal Rhomb and many more. The hotel was also the site of a notable incident when Craig Nicholls, the lead singer of The Vines, smashed a photographer's camera.

In 1999 the hotel introduced poker machines and refocused away from concerts, causing a decline in its patronage. Under new owners the hotel removed the poker machines, yet patronage remained unsustainable. A 'buy-a-brick' community fundraising campaign was launched in late 2011 to save the venue, which had substantial debts, and many patrons and bands who had played at the venue pledged their support. Despite the campaign, the hotel closed in 2013 and was put up for sale. Reports from the time suggested the hotel would be converted to apartments; however, the hotel was sold to a publican and reopened in 2014 with a focus on food, following substantial interior renovations.

Changes in the prior decade included replacing the awning covering the outdoor area at the rear of the hotel in 2004. Minor alterations to the interior hotel were also made in 2015.

In 2020 the hotel closed again due to the COVID-19 pandemic and its liquor licence was transferred to a venue in St Peters in January 2021. The pub has since reopened under new ownership and a new licence.

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| THEMES | |
|----------------------------------|--|
| National historical theme | Building settlements, towns and cities Developing Australia's cultural life |
| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation |

| APPLICATION OF CRITERIA | |
|--|---|
| Historical significance SHR criteria (a) | <p>The Annandale Hotel has historical significance to the Inner West as one of the few hotels built on a new site in the early twentieth century. Constructed in 1930 as the replacement of the earlier Australian Contingent Hotel (c1880s), to a design by Rudder & Grout, the Annandale Hotel was constructed by Tooth & Co to take advantage of a prominent corner site on Parramatta Road. The locations of hotels in Annandale had mostly been fixed before the twentieth century, because stringent licensing requirements prevented the opening of new hotels. To circumvent this, large breweries occasionally transferred licences from existing hotels; most licences were transferred to hotels outside of the Inner West. The Annandale Hotel is the sole example of a new hotel site constructed in the suburb in the twentieth century, receiving the licence of the older Australian Contingent Hotel. The Annandale Hotel is significant as it demonstrates how large breweries contended with the prohibitive licensing arrangements of the day as well as the changing approaches to hotel design in the early twentieth century.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Annandale Hotel is associated with the architectural firm Rudder & Grout, which designed the hotel in the interwar Free Classical style for Tooth & Co in 1930–31. Rudder & Grout was a prolific architecture firm established in 1925. They designed many public buildings throughout Sydney and NSW in the 1930s including the North Sydney Olympic Pool (1936) and hotels such as the Alexandria Hotel, Eveleigh (1934–35), and Century Hotel, Sydney (1940–41). The Annandale is one of the earliest hotels Rudder & Grout designed for Tooth & Co. It is a fine example of the interwar Free Classical style and of the work of Rudder & Grout prior to its shift towards Art Deco or Functionalist designs in the later 1930s.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Annandale Hotel, designed by architects Rudder & Grout and constructed 1930–31, is a fine example of an interwar Free Classical hotel building which makes a distinctive contribution to the streetscape of Parramatta Road in Annandale. The hotel has a landmark presence in this location owing to its corner position on the intersection of Parramatta Road and Nelson Street and is recognisable for its distinctive Free Classical design, form and detail.</p> <p>Significant elements of the Free Classical style remain intact on the hotel's exterior, in particular the awning. Above the awning these include its pedimented parapet, decorative face-brick façade, moulded plaster elements, recessed balcony, curved corner wall, terracotta tiled roof, and its 12-pane double-hung timber sash windows with moulded architraves. Below the awning, significant Free Classical elements include its tiled exterior, original timber doors and windows with fanlights and terrazzo thresholds. The exterior of the hotel has aesthetic significance despite some modifications. The interior of the Annandale Hotel is considered likely to retain original features in some areas.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Annandale Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Annandale Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>The Annandale Hotel very likely has social significance to the Inner West as a former live music venue. The Annandale Hotel was one of the premier live music venues in Sydney from the 1980s to</p> |

Heritage Data Form

| | |
|--|--|
| | <p>2000s and is associated with acts such as You Am I, the Living End, Dandy Warhols, and Frenzal Rhomb, among others. Former patrons, musicians and associates likely place special value on the hotel as a live music venue and consider it to contribute to their sense of place, as demonstrated by several campaigns to save the hotel from closure. However, this can only be determined through a formal assessment</p> <p>The Annandale Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Annandale Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Annandale Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Annandale Hotel meets the threshold of significance under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Annandale Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Annandale Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Annandale Hotel is a fine example of an interwar Free Classical hotel building in the Inner West that was designed by noted architectural firm Rudder & Grout and constructed during the early twentieth century. The Annandale Hotel shows how hotels were upgraded to changing licensing requirements and patron expectations, and how, in some cases, entirely new hotels were constructed in more advantageous sites than their predecessors. Minor alterations have not compromised the ability to demonstrate this style of hotel design. The hotel is also demonstrative of Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Annandale Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The Annandale Hotel is generally intact in its original Free Classical form externally. Modifications to the ground floor include removal of the render above the tiles, the conversion of several doors to windows, and the single-storey rear additions. Above the awning, modifications include changes to the openings on the recessed balcony and the removal of the balustrades from the parapet. Windows and doors are generally original, as are terrazzo thresholds, tiling to the ground floor, and painted decorative plaster elements. Cast iron lamps on the ground floor exterior are possibly original, though further research is required to determine this.</p> <p>The interior of the hotel has undergone successive changes. The interior of the hotel is likely to retain original fabric in some areas. Maple joinery found in the building should be assumed to be original.</p> |

HERITAGE LISTINGS

| | |
|---------------------------|---|
| Heritage listing/s | C2 Annandale Heritage Conservation Area |
| | |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|-------------------|--|---------|---|
| Title | Registrar General | CT Vol 1039 Fol 176 | 1891 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 3479 Fol 161 | 1923 | NSW Land Registry Services |
| Archival Record | Tooth & Co | North Annandale Hotel, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |

Heritage Data Form

| | | | | |
|------------------|---|---|---|-------------------------------|
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |
| Magazine article | <i>Building: the magazine for the architect, builder, property owner and merchant</i> | 'Hotels: Current Country and Suburban Examples—The Australian Contingent Hotel, Annandale—the Suburban Trading Type' | 12 September 1930 (Vol 47 No 277), pp 65–67 | National Library of Australia |

RECOMMENDATIONS

| | |
|-----------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in the Annandale Heritage Conservation Area (C2), it is recommended that the Annandale Hotel, including interiors, at 17 Parramatta Road, Annandale, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Annandale Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the pedimented parapet, face-brick façade, moulded plaster elements, recessed balcony, curved corner wall, 12-pane double-hung timber sash windows, moulded architraves, suspended awning, interwar tiles to the ground floor, original timber doors and windows (including fanlights) to the ground floor and their terazzo thresholds. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and compatible in the immediate streetscape context, and not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the parapet balustrade. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. . This includes the planter boxes on the parapet and signage on the first floor. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building, consistent with its long history of hotel trading, as a pub/ hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
|-----------------|---|

Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 1 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Annandale Hotel, viewed from Parramatta Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Annandale Hotel, viewed from Nelson Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|---------|-------------------------------|--------------------------|
| Image caption | Annandale Hotel, viewed from Parramatta Road, 1930. | | | | |
| Image year | 1930 | Image by | Unknown | Image copyright holder | Tooth & Co, ANU Archives |

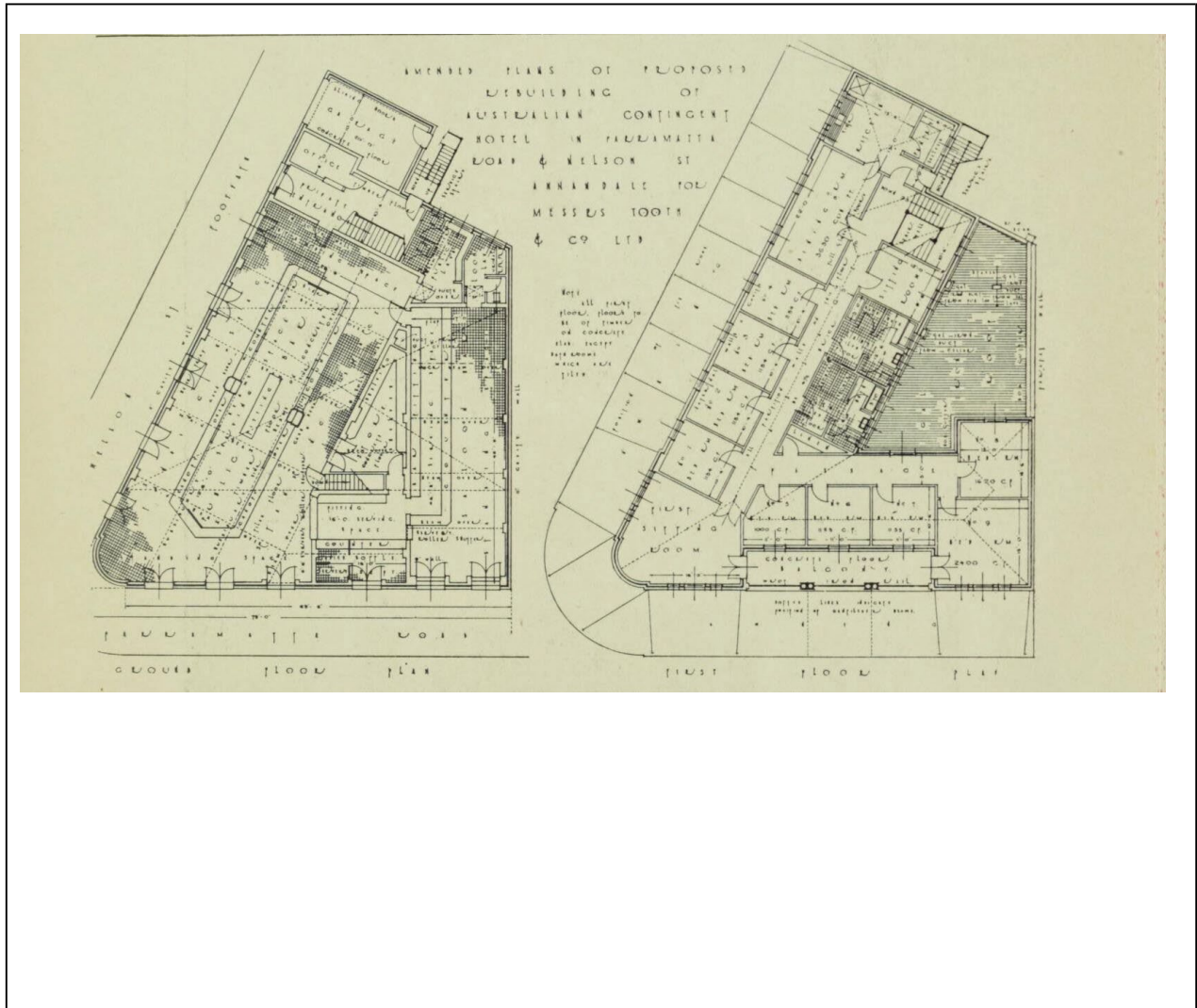


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|----------------|-------------------------------|-------------------------------|
| Image caption | Amended plans for the Annandale Hotel, prior to construction. The hotel is named the Australian Contingent Hotel on the plans. | | | | |
| Image year | 1930 | Image by | Rudder & Grout | Image copyright holder | National Library of Australia |

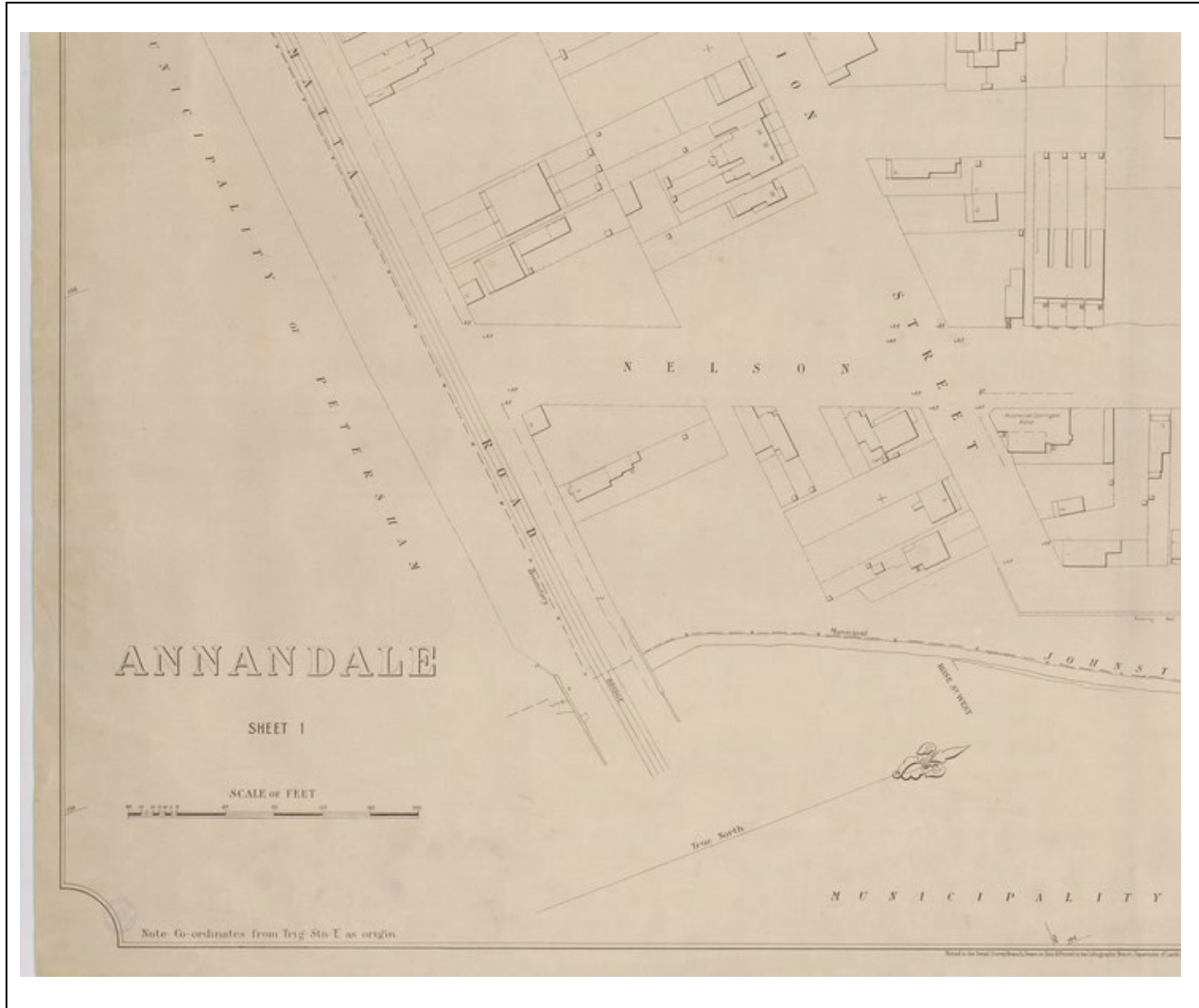


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|------------------------------|-----------------------------------|-------------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 1, Annandale, showing the lot of the Annandale Hotel. | | | | |
| Image year | 1895 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|---------------------|----------------|---|--------------------|
| Name of Item | Carlisle Castle Hotel, including interiors | | | | |
| Other Name/s Former Name/s | | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 17 | | | | |
| Street name | Albermarle Street | | | | |
| Suburb/town | Newtown | | | Postcode | 2042 |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/867047 | | | | |
| Location - Lat/long | Latitude | -33.895347999999998 | | Longitude | 151.17643699999999 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Carlisle Castle Hotel has significance for historic, associative, aesthetic, and representative values at a local level as a continuously operating hotel in Newtown and the Inner West. The hotel was constructed in 1877 during the economic boom. This period saw an expansion of inner city residential development and industrial growth. Located on a prominent local street corner, the hotel is a fine example of a Victorian-era hotel, set within the North Kingston Estate subdivision. In 1913 the hotel was extensively renovated by prominent hotel architect Ernest Lindsay Thompson for Reschs during a period of widespread hotel renewal initiated by large Sydney breweries. The interior of the Carlisle Castle is unusually intact for a hotel of its age and retains the marble bar installed during Thompson's 1913 renovations, as well as the form and layout of an early twentieth century hotel. Despite modification the hotel has aesthetically distinctive and a representative example of a Victorian hotel, especially for its high quality and intact public bar. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|---------------------------|------|--------------|--------------------------|
| Designer | Ernest Lindsay Thompson (1913 renovations) | | | | | |
| Builder/ maker | Unknown | | | | | |
| Physical Description | <p>The Carlisle Castle Hotel, built in 1877, is a prominent two-storey Victorian masonry building occupying a quiet residential street corner at the intersection of Albermarle Street and Probert Street, Newtown. The hotel is on a square site, with Fitzroy Lane behind. The original portion of the hotel had a splayed corner and a longer façade to Probert Street, but has since been extended along Albermarle Street and largely occupies a square site.</p> <p>The hotel is constructed of brick, which is painted render in ashlar detailing to imitate stone construction, above the awning and generally tiled below. It has a series of skillion roofs concealed behind a simple parapet with narrow rendered cornice, string course and recessed frieze panels that wrap the façade. A plaster lion sits atop of the parapet on the splayed corner. The blind window panel below formerly featured a painted sign reading 'BILL DEMETT'S CARLISLE CASTLE HOTEL'.</p> <p>Windows of the first floor appear to be of original Victorian design, except for a pair of windows facing Probert Street. Original windows are double-hung timber sash windows with plaster hood moulds, rendered projecting sills and flat arched lintels.</p> <p>The suspended unlined awning appears to be narrower than the original awning, but is of similar but modified design using the original awning stays. 'String of pearl' sphere shaped lights (as typical along Enmore Road) are fixed to the underside of the awning along both façades.</p> <p>Below the awning, the ground-floor façade is tiled from the ground to the underside of the awning with c1938 Tooth & Co tiles, although some tiles on Probert Street have been patched and an area surrounding the entrance to the gaming room and sports bar on Albermarle Street is rendered. The openings on the ground floor appear to follow the original pattern, except for two windows facing Probert Street and the timber window on the splayed corner which are more recent. Many ground-floor windows and doors are timber-framed, appear original and comprise a combination of two types of glazing. The earlier glazing has etched glass and gilded lettering (ie 'PARLOUR' and 'BAR') and the newer glazing is of similar, but simpler design, without gilded letters. Two sets of paired entry doors provide access into the hotel at ground level. These are painted timber, and solid below with fixed glass panels on top. A single door on the Probert Street façade of the same design provides access to a separate area of the building. Thresholds are white marble on the ground-floor entrances and are likely to relate to the early twentieth-century modification, including the marble bar.</p> <p>The interior layout of the hotel has been modified but its early fittings and finishes are very intact for a hotel of its age. The cellar matches the footprint of the original building with the keg chute in its original position. This is still in use but has been fitted with a contemporary trap door to Albermarle Street. It has rendered painted stone walls and is otherwise fitted with modern coolroom equipment.</p> <p>The ground floor has been subject to several phases of modification since the early twentieth century. This has resulted in changes to its layout, though many original and c1913 fittings and finishes are intact in the rooms closest to the street. This includes the marble bar in the front bar installed in the 1913 works. It remains in its original location, though its top has been replaced. Windows and doors in the front bar and bottle-shop are intact, as are its moulded plaster ceilings, skirting boards and picture rails. Remnants of former walls are retained as nibs in the ceiling, which evidences the former layouts of the hotel. The Gaming Room shows evidence of later treatment, which may be associated with the 1913 works. To the rear of the hotel is the c1953–1954 extension, which contains predominantly modern fabric, especially in the beer garden and servery. This is except for the cornices and men's urinals, which reflect 1950s fabric and style.</p> <p>The first floor has undergone some modifications but retains its layout of rooms for accommodation. Architraves to doors and skirting boards are intact, as is the moulded plaster and pressed metal ceilings in the halls. Not all rooms were inspected, but those viewed were generally modified, as were the bathrooms.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Carlisle Castle Hotel is in good condition and well maintained for its continued operation as a hotel. Minor issues such as damp walls and peeling paint were observed.</p> <p>The archaeological potential of the site is unknown</p> | | | | | |
| Construction years | Start year C.1885 | 1877 | Finish year C.1886 | 1877 | Circa | <input type="checkbox"/> |
| Modifications and dates | 1913—Hotel is extensively renovated by Reschs on the interior and exterior. An early building to the east was demolished and the hotel and balcony extended. Interior renovations included the installation of a marble bar and modifications to the internal layout. | | | | | |

Heritage Data Form

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| | <p>c1920s—The timber posted balcony is removed.</p> <p>c1938—Exterior tiling is redone by Tooth & Co. Reschs tiles are replaced with the light tan tiles and banding in typical Tooth & Co style. The corner window is infilled during these works.</p> <p>1953-55—The roof is renewed and alterations and additions are made. Works included roofing part of the beer garden, the construction of a servery and new bathrooms. The ball finials were removed at this time and the lettering CARLISLE CASTLE HOTEL on the splayed corner painted over.</p> |
| Further comments | |

HISTORY

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| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> |
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Heritage Data Form

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars. By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Carlisle Castle Hotel

The Carlisle Castle Hotel was constructed in 1877. Its first publican was John Joseph Tee Hymer, who was fined 20 shillings for trading on a Sunday that same year.

In 1880–1881 the pub was run by C. Fredericks, a tenor, and his wife.

Over the next decades the Carlisle Castle was frequented by labour organisers and activists. In 1898 it was the venue for the launch of Edward Riley's election campaign. Riley was a founding member of the NSW labour Party and later a member of the House of Representative for South Sydney from 1910 to 1931.

Reschs owned the hotel by at least 1908. Ownership was later transferred to Tooth & Co when it purchased Reschs in 1929.

In 1913 the hotel underwent extensive renovations, designed by architect Ernest Lindsay Thompson. Thompson was a prolific pub architect who was regularly commissioned by Tooheys and Reschs breweries. From 1900 to 1927 Thompson was an alderman for City of Sydney Council and was responsible for the construction of several new pub buildings owned by the council in the city, such as the Frisco Hotel in Woolloomooloo.

Thompson's renovations to the Carlisle Castle include an addition on its east which accommodated three new parlour rooms and a separate hall, with bedrooms and a sitting room on the floor above. This was built over a smaller existing addition. The interior of the hotel was also radically altered to a new layout with a larger footprint at the rear. This included the expansion of the public bar and the construction of a new bar counter, which is possibly the existing marble bar. New doors were added to match the new interior layout.

Thompson's plans show that the hotel had a wraparound timber-posted balcony, which was extended in the works to cover the new upstairs bedrooms on the east. This was removed prior to 1930, but the exact year is unknown.

In c1938 the exterior tiling was redone. The dark patterned tiles of the Reschs-era fitout were removed and replaced with light tan tiles with banding, reflecting the typical design of Tooth & Co hotels in the early twentieth century.

Another round of works were completed between 1953 and 1955. This included construction of a

Heritage Data Form

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| | <p>servery, new bathrooms and a roof over a section of the beer garden. The roof was also renewed, which probably included the removal of the ball finials and painting over the hotel's name on the first floor splayed corner.</p> <p>In March 1976 Tooth & Co sold the hotel to private owners under the company 'Carlisle Castle Hotel Pty Ltd'</p> <p>In 2014 there were reports that the hotel was haunted.</p> |
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THEMES

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| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Carlisle Castle Hotel is of historical significance to the Inner West as a long-running corner hotel in a suburban setting. Constructed in 1877, the Carlisle Castle Hotel is associated with the residential development of the North Kingston Estate in Newtown. The hotel is reflective of the design and scale of hotels built in the late nineteenth century to service densely populated working neighbourhoods in the Inner West.</p> <p>The hotel was extensively renovated in 1913 by Ernest Lindsay Thompson for Reschs, reflecting how breweries adapted and updated existing hotels to improve the image of their venues. The hotel is one of the few in the Inner West to retain its early twentieth century front bar, which includes the marble bar reputedly imported from Italy and other associated fabric within the room. The Carlisle Castle has significance as evidence of the commercial strategy of the large breweries and the evolution in hotel designs to meet the changing tastes of new clientele in the early twentieth century.</p> <p>The Carlisle Castle Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Carlisle Castle Hotel is associated with hotel architect and former City of Sydney Council Alderman, Ernest Lindsay Thompson. Thompson was a prominent hotel architect who undertook regular commissions for Tooheys, Reschs and, later, City of Sydney Council, designing hotels such as the Frisco Hotel (c1921) in Woolloomooloo and the Sir John Young Hotel (1919) in Sydney.</p> <p>Thompson designed the extensive 1913 renovations to the hotel for Reschs, which included the present layout and openings of the front bar and its marble bar.</p> <p>The Carlisle Castle Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Carlisle Castle Hotel is a fine example of a modest Victorian era hotel built in a quiet residential area of the Inner West. Constructed 1877 and renovated several times in the twentieth century, the two-storey hotel occupies a prominent corner site and makes a strong contribution to the streetscape of the Albermarle St and Probert St intersection. Significant Victorian era elements include its ashlar render, panelled parapet, double hung timber sash windows, rendered string courses, cornices and plaster hood moulds. The suspended awning and c1938 Tooth & Co tiles below are later fabric, but make a positive contribution to the design of the hotel and reflect the typical adaptations made by large breweries.</p> <p>The interiors of the building have a high degree of aesthetic significance for their quality and intactness. The interiors are very intact for a hotel of its age with many original and early twentieth century fittings and finishes retained. Original and early fabric is highly decorative, especially in the front bar which contains an ornate marble bar from the early twentieth century. Plaster ceilings, cornices, skirting boards, windows, doors, marble thresholds, and picture rails are original in this location and in rooms closet to the street. Evidence of the former layout of rooms is also retained in ceilings nibs. At the rear of the hotel is the c1953-1954 and later extensions and the beer garden, which are mostly modern fabric except for some cornices, doors and the men's urinals.</p> <p>The Carlisle Castle Hotel meets the threshold of significance at a local level under this criterion.</p> |

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APPLICATION OF CRITERIA

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| <p>Social significance SHR criteria (d)</p> | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Carlisle Castle Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Carlisle Castle Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Carlisle Castle is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Carlisle Castle Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in-situ or covered up. Further investigation of the Carlisle Castle Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>The Carlisle Castle Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Carlisle Castle Hotel is one of many historic hotels from the nineteenth and twentieth centuries in continuous use in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Carlisle Castle Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Carlisle Castle Hotel is a fine example of a Victorian era hotel constructed in a suburban setting in the Inner West. The Carlisle Castle is one of the few hotels in the Inner West to retain its early twentieth century layout of the front bar, which includes its 1913 form, and fabric such as the marble bar. It is of considerable significance to the understanding of the form and function of historic hotels in the Inner West, as very few early bar arrangements continue to exist in the area</p> <p>The Carlisle Castle is also able to demonstrate the historical form and layout of Victorian era hotels which were upgraded by breweries in the early twentieth century, in this case Reschs and Tooth & Co. Evidence includes the c1930s wall tiles, timber doors and windows, the marble bar, and evidence of original wall layout (ground floor) in the ceiling.</p> <p>The Carlisle Castle meets the threshold of significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The Carlisle Castle Hotel is mostly intact externally, having undergone relatively limited modifications. Above the awning most of the hotel's Victorian-era fabric is intact, except for some later windows installed on Probert Street and the loss of the ball finials on the parapet. Below the awning the hotel retains most of its c1938 form, including the Tooth & Co. tiling. Replacement tiles on Probert Street the rendered façade of the gaming room are notable alterations.</p> <p>At the rear of the hotel is an addition from c1953-1954, which contains limited early fabric but contributes to an understanding of its evolution. This has been extended with a modern beer garden and bistro.</p> <p>The interior of the hotel has been modified several times but contains a good amount of original and early fittings and finishes. The interiors are most intact in rooms nearest to the street, which correspond to the hotel's original or 1913 footprint. Plaster ceilings, cornices, skirting boards, timber doors and windows, picture rails and the marble bar are original on the ground and first floor. The first floor also retains its division of accommodation rooms.</p> |

HERITAGE LISTINGS

Heritage Data Form

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| Heritage listing/s | C11 North Kingston Estate Heritage Conservation Area |
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| | |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|----------------------------------|---|---------|--|
| Title | Registrar General | Primary Application No 14550 | 1906 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 1779 Fol 149 | 1907 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Carlisle Castle Hotel, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Book | C Meader, R Cashmann & A Carolan | <i>Marrickville People and Places</i> | 1994 | Inner West Council Library |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

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| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in the North Kingston Estate Heritage Conservation Area (C11), it is recommended that the Carlisle Castle Hotel, including interiors, at 17 Albermarle Street, Newtown, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Carlisle Castle Hotel including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the its ashlar rendered facade, panelled parapet, double hung timber sash windows (both floors), rendered string courses, cornices, plaster hood moulds, suspended awning, timber doors and fanlights, marble thresholds, and interwar wall tiles to the ground floor exterior. - No new openings or enlargement of openings should be made on the street facades of the hotel building. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute and painted stone walls. On ground level it is 1913 marble bar, timber windows and doors (including gold lettering to the glass) in the front bar and bottleshop, original/early moulded plaster ceilings and cornices, timber skirting boards and picture rails, wall nibs in the ceiling, and porcelain men's urinals. On the first floor this includes the original hotel room layout, plaster and pressed metal ceilings and cornices, and early timber, architrave and skirtings (and other similar fabric that may be found throughout the floor). - Future rear or additions should be located at the rear of the hotel nearer to Fitzroy Lane, be of a lower scale, not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form. - Retention of the full property boundary is encouraged to provide for its ongoing |
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| | <p>commercial viability of the hotel. Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony and finials. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice.</p> <ul style="list-style-type: none"> - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none"> • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
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| SOURCE OF THIS INFORMATION | | | |
|---|--|---|-----------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 16 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd | Date | June 2022 |
| | Inner West Council officers | | October 2024 |
| | Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | | |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Carlisle Castle Hotel viewed from the intersection of Probert Street and Albermarle Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | View of the Carlisle Castle Hotel from Probert Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The marble front bar of the Carlisle Castle Hotel, installed in 1913 (the counter has been replaced). | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|------------------------------|-----------------|---------|-------------------------------|--------------------------|
| Image caption | Carlisle Castle Hotel, 1930. | | | | |
| Image year | 1930 | Image by | Unknown | Image copyright holder | Tooth & Co. ANU Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-------------------------------|-----------------|---------|-------------------------------|--------------------|
| Image caption | Carlisle Castle Hotel, c1985. | | | | |
| Image year | c1985 | Image by | Unknown | Image copyright holder | Inner West Library |

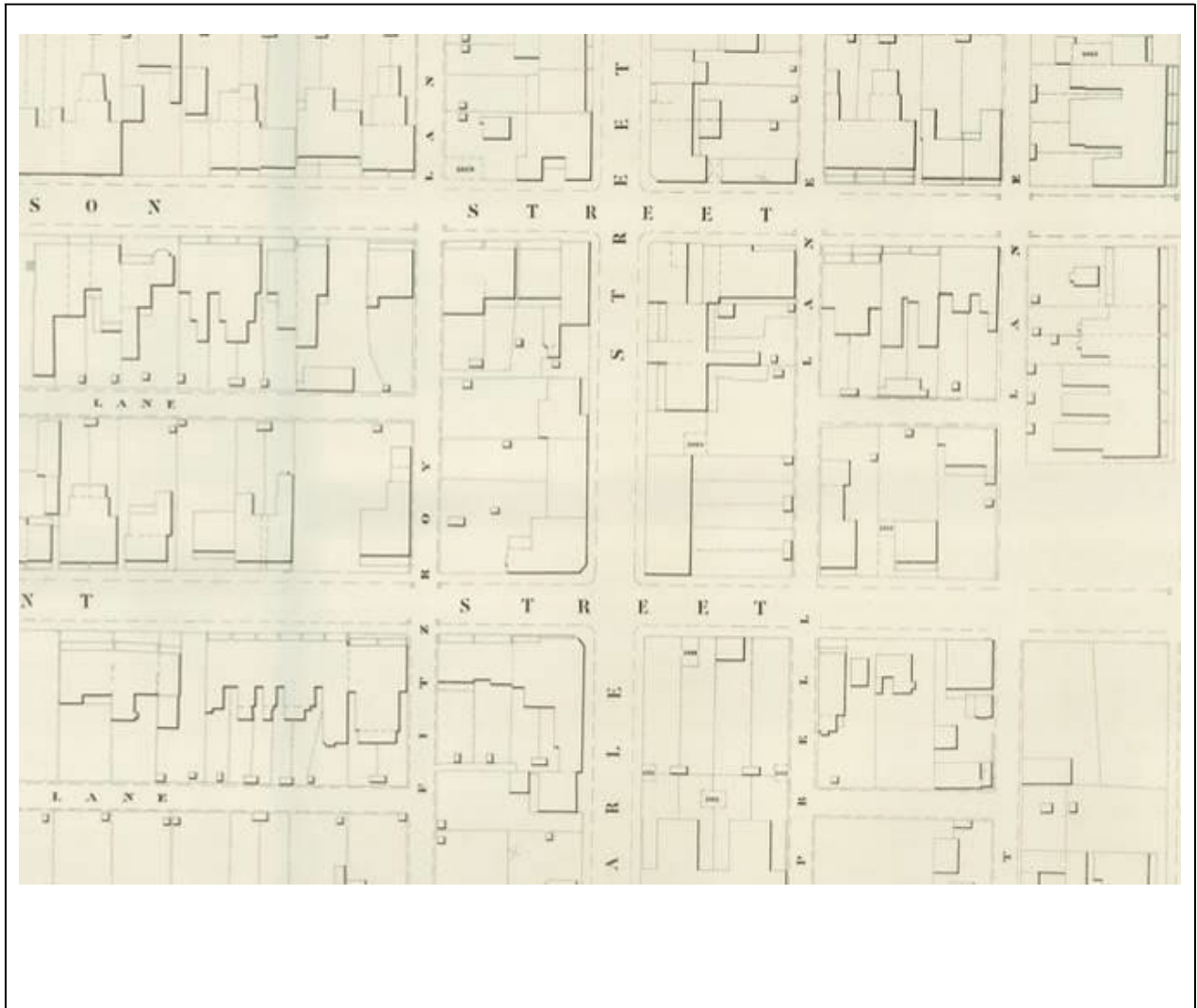


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 10, Newtown, showing the footprint of the Carlisle Castle Hotel. | | | | |
| Image year | 1891 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |

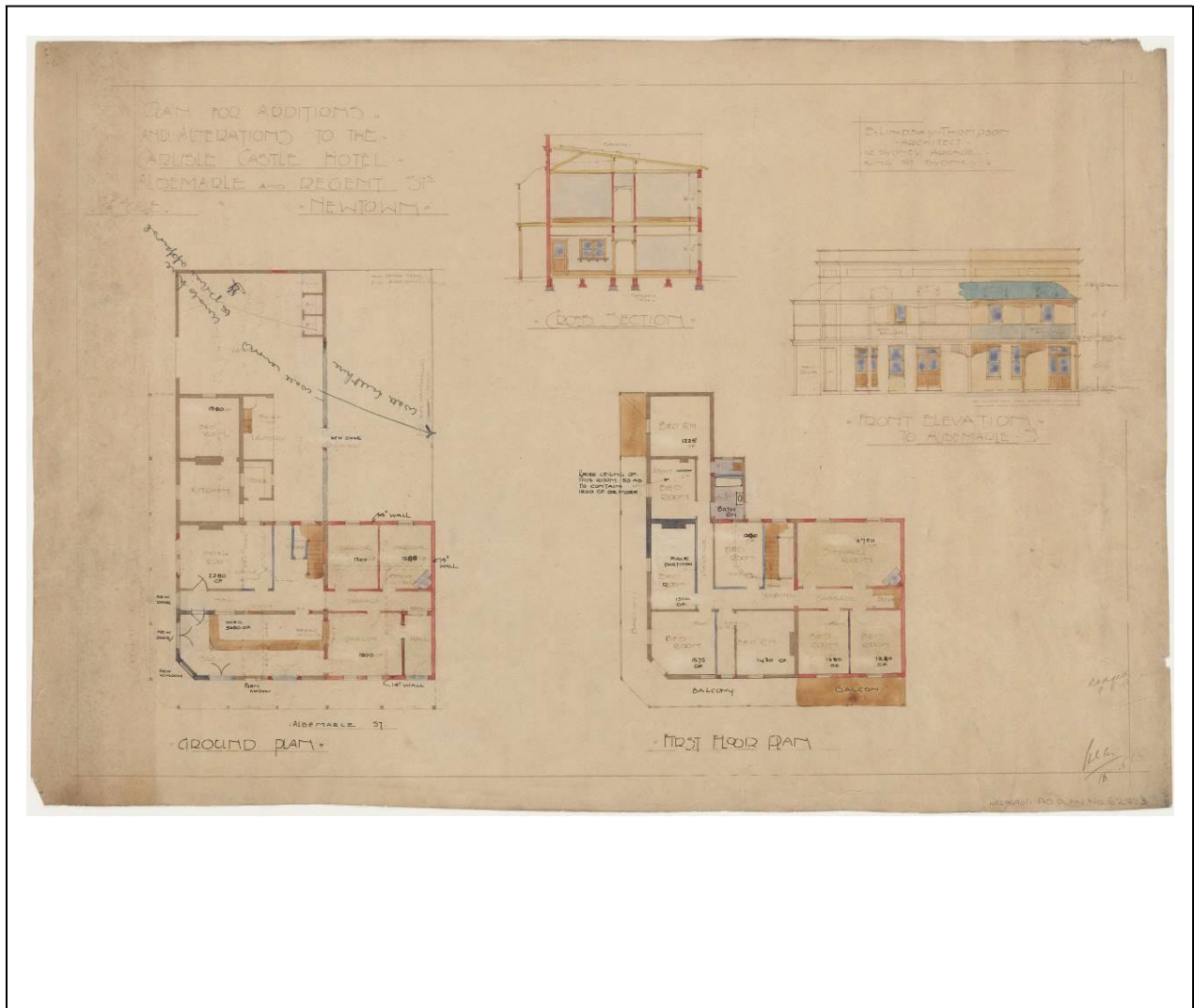


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------|-------------------------------|------------------------------|
| Image caption | Carlisle Castle Hotel ground floor plan, first floor plan, and sections showing additions and alterations. | | | | |
| Image year | 1913 | Image by | E. Lindsay-Thompson | Image copyright holder | NSW State Archives & Records |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|------------|-----------------|---|--------------------|
| Name of Item | Cat and Fiddle Hotel, including interiors | | | | |
| Other Name/s Former Name/s | Star Hotel | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 452 | | | | |
| Street name | Darling Street | | | | |
| Suburb/town | Balmain | | Postcode | 2041 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/660498 | | | | |
| Location - Lat/long | Latitude | -33.856907 | | Longitude | 151.17278400000001 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Cat & Fiddle Hotel at the corner of Darling Street and Elliott Street has cultural significance for historic, associative, aesthetic and representative values at a local level as an early hotel in Balmain and the Inner West. The Cat & Fiddle was constructed for Tooth & Co in 1930 during a period of widespread hotel renewal initiated by Tooth & Co and other large Sydney breweries. It was initially known as the Star Hotel, based on a pub in Mort Street dating from 1866. The hotel is a distinctive corner building making an important contribution to the commercial streetscape of Darling Street, along the main thoroughfare of the Balmain / Rozelle peninsula. The building's interwar Free Classical design also has landmark qualities. Despite later modifications, it is a good aesthetic and representative example of its style and of Tooth & Co's hotel renewal phase. It retains the form and layout of an early twentieth-century hotel, with some significant interiors, notably on the first floor. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|--------------------|------|--------------|--------------------------|
| Designer | Prevost & Ruwald | | | | | |
| Builder/ maker | - | | | | | |
| Physical Description | <p>The Cat & Fiddle Hotel, built in 1930, is a two-storey interwar Free Classical style brick building with a splayed corner. The building is situated on a corner lot at the intersection of Darling Street and Elliott Street, Balmain. Its longest façade addresses Darling Street. There is a separate entry on the Elliott Street frontage. The building has a terracotta tiled hipped roof with timber-lined projecting eaves. One original tall brick chimney remains at the rear of the building. The roofline is marked by breakfront rendered, classically detailed, pedimented parapets to the corner and primary façades with rendered architectural detail. Beneath the pediments are recessed balconies flanked by rendered pilasters. The external walls of the first floor are of face brick with timber-framed double-hung six-pane sash windows, in groups of three.</p> <p>The wraparound suspended metal awning features traditional awning stays with decorative diamond wall plates, and decorative pressed metal linings. The awning does not extend to the Elliott Street doorway. Below the awning, the ground floor is highly renovated with modern wall tiles to the majority of this level. The Elliott Street entry is not rendered, and displays some brick modifications which are sensitive to the building. Although the original pattern of fenestration largely remains, only two original doors remain. Most openings have modern doors and windows.</p> <p>The rear yard area has been built over with a single-storey addition which is not visible from the street. The keg chute is located on Darling Street, near the corner.</p> <p>Internally the pub retains much of its original layout and architectural features in the basement and first floor.</p> <p>The large basement extends below the full ground floor area of the original building, and actively serves the bar areas on the ground floor above. It is accessed by a concrete stair and a secondary steel stair. The concrete floor, concrete-framed structure of the floor above and rendered walls appear original to the building.</p> <p>The original keg chute is currently in use and accessed from the Darling Street wall. There are at least two masonry cold rooms in this space.</p> <p>The ground floor of the original part of the building, although extensively modified to a large open layout, retains some evidence of the original structure and layout (ceiling beams and remnant cornices). The original open courtyard has been incorporated into the bar area. The bars are not original.</p> <p>The first floor retains its original hotel room layout with rooms facing both street frontages and the rear from a central corridor. There are two stairways (with original features) providing access to the upper floor from Darling Street and Elliott Street. Many hotel rooms have access to one of the recessed balconies. Most original architectural features on this level remain intact including original timber floorboards, windows, doors (to balconies), architraves, skirtings, picture rails, decorative ceilings and cornices, and fireplaces. Doors to hotel rooms are typically original, but highlight windows are missing or have been sheeted over. Recessed balconies retain the majority of original fabric, but have modern tiled floors. The corner balcony has been enclosed, but most original detailing remains. Original bathrooms and kitchens have modern fitouts.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Cat & Fiddle Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year | 1930 | Finish year | 1930 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1930—The hotel is built and operates as the 'Star Hotel'.</p> <p>1953–1959—Ground floor interior is modified. The saloon bar is enlarged, bathrooms renovated, and the public bar changed. A games room is also constructed on this floor.</p> <p>1961—A brick storeroom is constructed adjacent to the public bar and an existing storeroom converted to a cold room.</p> <p>c1979–1981—The hotel is renamed the 'Cat & Fiddle Hotel'. 1980s–2000—Modification occurred (further research required).</p> <p>2002—Minor internal modifications, including creating stairs to cellar.</p> <p>2014—Ground floor layout modified, and doors and windows replaced on Darling Street.</p> <p>2018—The hotel is refurbished.</p> | | | | | |

Heritage Data Form

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| Further comments | |
|-------------------------|--|

| HISTORY | |
|-------------------------|---|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> |

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| | <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time. At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas. After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Cat & Fiddle Hotel</p> <p>The Cat & Fiddle Hotel was constructed for Tooth & Co in 1930 as the Star Hotel. The hotel was a replacement of the original Star Hotel on Mort Street (1866) approximately 1 kilometre to the west, which had its licence transferred. The site of the new hotel was on a corner lot which had never previously been used as a hotel. It was one of the last hotel venues to be constructed on the Balmain peninsula, and was advertised for a five-year lease at £20 a week.</p> <p>Tooth & Co hired Prevost & Ruwald from its regular pool of architects to design the new Star Hotel. Reginald Prevost and Cyril Ruwald had collaborated on hotel designs for Tooth & Co through the 1920s and were influential in bringing the modernist International Style to Australia, especially in hotels. The new Star Hotel was designed in the Free Classical style, at a time when hotel designs were shifting; Art Deco or Functionalist styles began to dominate in the following decade. The new Star Hotel cost £11,631 to build, excluding architect fees and the cost of refrigeration. According to a description in the Sunday Times from 1930, all original joinery was Queensland Maple, some of which may remain. The original ground floor had a public bar, bottle department, women's servery, saloon bar and a private parlour.</p> <p>Between 1953 and 1959 Tooth & Co made several modifications to the ground floor interior, including enlarging the saloon bar, altering the bathrooms, and modifying the public bar counter. A games room was also constructed during this period of works. Further works occurred in 1961 when a brick storeroom was constructed adjacent to the public bar and the existing storeroom was converted into a cold room.</p> <p>Until the late 1970s the pub was known as the Star Hotel, in reference to its predecessor. It was renamed the Cat & Fiddle in c1979–1981 due to its reputation as a jazz venue.</p> <p>In 2002 there were minor internal modifications to the hotel, including the creation of stairs to a public cellar area.</p> <p>In 2014 further renovations were made. Doors and windows were replaced on Darling Street and the hotel was repainted. The layout of the ground floor hotel was also modified.</p> <p>The pub closed in 2018 and underwent refurbishment, reopening the following year.</p> |
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| THEMES | |
|----------------------------------|--|
| National historical theme | Building settlements, towns and cities |
| | Developing Australia's cultural life |

Heritage Data Form

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| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation |
| | Leisure—activities associated with recreation and relaxation |

APPLICATION OF CRITERIA

| | |
|--|--|
| Historical significance SHR criteria (a) | <p>The Cat & Fiddle Hotel is of historical significance as one of the few hotel sites established in the Inner West, specifically Rozelle and Balmain, in the early twentieth century. Constructed in 1930 as the Star Hotel, to a design by Prevost & Ruwald, the Cat & Fiddle was a notable exception to the prevailing trend of its time, of hotels closing and their buildings/sites being converted to other uses. The locations of most hotels in Rozelle and Balmain had been firmly fixed in the Victorian era when the hotel trade was at its peak in the peninsula. The area was already saturated with hotels, many of which were closed in the area following reduction votes. To circumvent this, large breweries occasionally transferred licences from existing hotels to new venues, most of which were outside of the Inner West. The Cat & Fiddle Hotel was one of the few hotels to receive a licence transfer to remain in the same suburb, with Tooth & Co transferring the licence from the original Star Hotel on Mort Street (1866). The hotel is significant as one of the few truly new hotels built during its era and evidences how large breweries contended with prohibitive licensing arrangements in the early twentieth century.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Cat & Fiddle Hotel is associated with architectural firm Prevost & Ruwald, which designed the hotel in 1930 in the interwar Free Classical style. The partnership of Prevost & Ruwald was formed by Reginald Prevost and Cyril Ruwald in the 1920s. The firm designed several hotels for Tooth & Co during that time. Prevost & Ruwald were influential in bringing the modernist International Style to Australia, especially in hotels from the 1930s onwards. The Cat & Fiddle Hotel is one of the last hotels built by this architectural partnership and is one of the last expressions of the Free Classical style before Art Deco and Functionalist designs took precedence. The hotel is a fine example of this style and of the work of Prevost & Ruwald.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Cat & Fiddle Hotel, designed by architects Prevost & Ruwald and constructed in 1930, is a fine example of an interwar Free Classical hotel building which makes a distinctive contribution to the streetscape of Darling Street along the main thoroughfare of the Balmain/Rozelle peninsula. The hotel also has landmark presence in this location owing to its corner position on Elliott Street and its distinctive interwar Free Classical architectural style, form and detail.</p> <p>Significant elements of the Free Classical style are found above the awning and retain their design integrity. These include its splayed corner design, decorative face brick façade with distinctive classically detailed rendered parapets, moulded plaster elements, recessed balconies (with ripple glazed timber doors), tiled roofs and double-hung timber sash windows. The awning with pressed metal lining is also of significance. The exterior of the hotel has aesthetic significance despite being substantially modified below the awning with contemporary tiles and openings.</p> <p>The interior of the Cat & Fiddle Hotel retains little of significance on the ground floor; however, the modified open bar areas retain evidence of the original hotel layout in the ceiling. On the first floor more original fabric remains, including the original hotel room layout, original timber floorboards, windows, doors (to balconies), architraves, skirtings, picture rails, decorative ceilings and cornices and fireplaces, which are significant. The basement, although upgraded for modern use, retains its original 1930 footprint and early keg chute which are significant.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Cat & Fiddle Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Cat & Fiddle Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early twentieth</p> |

Heritage Data Form

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| | <p>century which continue to serve an important social function for the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Cat & Fiddle Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Cat & Fiddle Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of the Cat & Fiddle Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Cat & Fiddle Hotel meets the threshold of significance under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Cat & Fiddle Hotel is one of many historic hotels from the twentieth century which still operates in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The Cat & Fiddle Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Cat & Fiddle Hotel is a fine example of an interwar Free Classical hotel constructed in the Inner West during the early twentieth century to the design of noted hotel architects Prevost & Ruwald. The Cat & Fiddle Hotel demonstrates how hotels were continually upgraded to meet changing licensing requirements and patron expectations; however, its ability to demonstrate this has been compromised by its significantly altered modern frontage under the awning (and upgraded interior bar areas). The hotel also demonstrates Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Cat & Fiddle Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The exterior of the Cat & Fiddle Hotel is intact above the awning. Below the awning is highly modified, with the pattern of openings modified and contemporary doorways installed in the rendered and (modern) tiled wall, which has substantially altered its original street presentation. Along the Elliott Street wall, modifications have respected the traditional architecture.</p> <p>At the rear of the hotel the central courtyard has been infilled for additional open bar areas, which compromises the legibility of the original form internally.</p> <p>Internally the hotel has undergone successive changes from the 1950s to 2018, but retains some original fabric, such as ceilings on the ground floor, evidencing the original layout. Internal modifications have otherwise retained little of significance on the ground floor. The interiors retain more original fabric from 1930 on the first floor and in the basement cellar. 1930s fabric found throughout the hotel includes all joinery of Queensland Maple.</p> |

HERITAGE LISTINGS

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|---------------------------|--|
| Heritage listing/s | C7 The Valley Heritage Conservation Area |
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Heritage Data Form

| INFORMATION SOURCES | | | | |
|---|---|---|---------------------|---|
| Include conservation and/or management plans and other heritage studies. | | | | |
| Type | Author/Client | Title | Year | Repository |
| Archival Record | Tooth & Co | Cat & Fiddle Hotel, cnr. Darling and Elliott Streets, Balmain, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |
| Newspaper article | <i>The Sunday Times</i> | 'New Hotel, Balmain.' | 23 March 1930, p 18 | Trove |

| RECOMMENDATIONS | |
|------------------------|--|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in The Valley Conservation Area (C7), it is recommended that the Cat & Fiddle Hotel, including interiors, at 452 Darling Street, Balmain, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Cat & Fiddle Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner design, decorative face brick façade, classically detailed rendered breakfront parapets, moulded plaster elements, recessed balconies (with ripple glazed timber doors), tiled roof, double-hung timber sash windows, suspended awning (including stays and pressed metal lining), and remaining original doors to the ground floor. - No new openings should be made on the street façades of the hotel building, nor should existing openings be enlarged. - Face brickwork should not be painted. - Removal of infilled balconies is encouraged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute and concrete floors. On ground floor it is the remnant ceiling beams and cornices, and corner entry architrave. On the first floor it is the stairways, original timber floorboards, windows, doors, architraves, skirtings, picture rails, fireplaces, decorative ceilings and cornices, and the original hotel room layout. All joinery of Queensland Maple is original and should be retained throughout the hotel. - Future rear modifications should not compromise the hotel's significant qualities, and vertical additions should be avoided particularly over the main original built form. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with contemporary best practice conservation. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, |

Heritage Data Form

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| | <p>allowing for reconstruction to original or early detail or a more sympathetic treatment.</p> <ul style="list-style-type: none">- Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources.• The continued use of the building as a pub/hotel, consistent with its long history of hotel trading should be supported by local and state governments. The need for suitable periodic upgrades and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
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Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 6 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Cat & Fiddle Hotel from the intersection of Darling Street and Elliott Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | View of Cat and Fiddle Hotel from Darling Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---------------------------------------|-----------------|--------------|-------------------------------|--------------|
| Image caption | Cat and Fiddle Hotel—basement cellar. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Cat and Fiddle Hotel interior view—ground floor. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Cat and Fiddle Hotel—first floor balcony. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Cat and Fiddle Hotel—first floor corridor. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|-----------------------------|-----------------|---------|-------------------------------|--|
| Image caption | Cat and Fiddle Hotel, 1949. | | | | |
| Image year | 1949 | Image by | Unknown | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 41 and 42, Balmain, showing the lot of the Cat and Fiddle Hotel before subdivision. | | | | |
| Image year | 1889 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|---|---------------------|--|
| Name of Item | Cricketers Arms Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Monkey Bar, Le Pub</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 255 | | | | |
| Street name | Darling Street | | | | |
| Suburb/town | Balmain | Postcode | 2041 | | |
| Local Government Area/s | Inner West | | | | |
| Property description | Part of 1/725459 (excluding residential structure at rear) | | | | |
| Location - Lat/long | Latitude | -33.857483000000002 | Longitude | 151.182229000000001 | |
| Location - AMG (if no street address) | Zone | | Easting | Northing | |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Cricketers Arms Hotel has cultural significance for historic, aesthetic and representative values to the Inner West at a local level as a long running hotel in Balmain and the Inner West. The hotel was constructed in c1872 for publican Charles Armit during a second wave of hotel construction in Balmain as the population of the suburb shifted westwards. The Cricketers Arms Hotel has significance as one of the earliest hotels built on Darling Street close to this new population and is demonstrative of the type of hotel constructed in the late nineteenth century. The hotel makes a notable contribution to the Darling Street streetscape and has representative and aesthetic significance as a good example of an ornately decorative Victorian era hotel influenced by Classical and Mannerist styles. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | Local <input checked="" type="checkbox"/> | | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|-------------------------------|------|--------------|-------------------------------------|
| Designer | Unknown | | | | | |
| Builder/maker | Unknown | | | | | |
| Physical Description | <p>The Cricketers Arms Hotel, built in c1872, is a two-storey early Victorian period rendered masonry building with decorative features with Classical and Mannerist style influences. The building is situated on a corner site at the intersection of Darling Street and Ford Street, with Hoffmans Lane to the rear. The building comprises the main corner built form, splayed at the corner, and a longer façade which steps down by a half-floor level to follow the topography along Ford Street (with a separate entrance). The building has two main corrugated metal hipped roofs concealed behind an ornate parapet, with two tall chimneys visible from the street. The parapet has a curved top edge and distinctive cornice, and features a simple classical corner pediment (featuring the building name 'HOTEL' in a decorated panel), a flagpole and decorative urns above the main corner built form. The parapet along Ford Street is contemporary with the main corner form, with simpler detailing. A modern three-level residential addition has been added to the rear of the site (north) and is connected to the rear of the hotel by a semi-enclosed courtyard. This forms the modern entrance to the restaurant, which occupies the lower floor of the hotel building.</p> <p>The general positions of original windows and doors along the lower floors of the building are original, including the corner entry; however, openings along the Darling Street wall have been enlarged. Some original rendered window mouldings have been retained.</p> <p>The wraparound suspended awning has a modern ceiling lining. The awning provides protection over Darling Street, and does not extend beyond the corner along Ford Street.</p> <p>The first floor (main built form) retains its early or original timber-framed double-hung windows, behind a modern double-glazed window, with decorative rendered mouldings surrounding the openings. Most windows have a modern hood fixed at the top.</p> <p>The adjacent shopfront on Darling Street has been integrated into the hotel and is now a smoking/gaming area, with an aluminium louvred wall to the street.</p> <p>The keg chute, accessed from the footpath on Ford Street, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Cricketers Arms Hotel has been altered and the interiors have been refurbished several times. Despite modifications, the building has been maintained for continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1872 | Finish year C.1886 | 1872 | Circa | <input checked="" type="checkbox"/> |
| Modifications and dates | <p>c1889–1899—The rear of the hotel is extended along Ford Street, forming its current footprint.</p> <p>c1920s—The timber-posted awning is replaced with a suspended awning.</p> <p>1996—The hotel is renovated and renamed Monkey Bar.</p> <p>2000—The first floor is converted to a function room and a residence is built at the rear.</p> <p>2002—The courtyard is converted for use as a hotel restaurant. A glass infill structure is built between the residence and the hotel building, though it may have been built in earlier works.</p> <p>2004—The interior of the hotel is modified to remove internal walls between the adjacent shopfront and the hotel bar area.</p> <p>2012—The adjacent shopfront is converted into a smoking/gaming area, with an aluminium louvre façade on ground level.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Cricketers Arms Hotel

The Cricketers Arms Hotel was constructed in c1872, servicing the growing suburb of Balmain, which had expanded westwards in the middle of the nineteenth century. The hotel was likely constructed by Charles Armit, who was the first publican at the venue. Armit had purchased the land from Elanor Huntley in 1868, who had divided a portion of the original Balmain subdivision inherited from her deceased husband. Armit purchased lots 6, 7 and 8 of her subdivision, with the Cricketers Arms later covering all of Lot 8 and half of Lot 7.

A certificate of title issued to Armit in 1869 shows the footprint of a structure on the land of the Cricketers Arms with a splayed corner. This is possibly an earlier structure that was replaced by the

Heritage Data Form

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| | <p>present hotel building as it does not match the smaller footprint of the hotel shown in an 1888 metropolitan detail plan, which did not have the extension along Ford Street.</p> <p>The first licence for the Cricketers Arms Hotel was also issued in 1872 to Armit. In 1891 the hotel was transferred to Curtis Murdoch and Michael Collins, years after the death of Armit in 1880. The executor of Armit's will after his death was GC Murdoch, brother of Billy Murdoch, the captain of the Australian cricket team from 1880 to 1890. This indicates the close associations between the venue and the cricketing community.</p> <p>In 1899 the hotel building was sold for £4,500 to Tooheys, which began leasing the venue to publicans as a tied house. The extension along Ford Street had likely been built by this time, expanding the hotel to its present footprint. Tooheys owned and leased the hotel until the late 1980s, when it passed to Bond Brewing.</p> <p>A 1930 photograph shows the hotel had a suspended awning, replacing an earlier timber-posted awning which was removed c1920s. The exterior of the hotel has remained generally unchanged since then. In the 1990s the corner doorway was infilled and shade awnings were applied over the ground floor windows of the western façade.</p> <p>In 1996 the hotel was renovated and renamed Monkey Bar. In 2000 the first floor was converted to use for functions and a residence was built at the rear of the property. The courtyard was also converted to use as a restaurant in the following years, with a glass structure built over the rear of the building. In c2004 the layout of the hotel was modified: internal walls were removed to integrate the adjacent shopfront into the hotel. In 2012 the shopfront was converted to an outdoor smoking/gaming room with aluminium louvres.</p> <p>In 2014 the hotel was briefly renamed Le Pub before reverting to the Cricketers Arms Hotel in 2015. The corner entrance was restored as part of these works and the shade awnings were removed.</p> |
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THEMES

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|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Cricketers Arms Hotel has historical significance to the Inner West as a long-running hotel on the main street of Balmain. As the suburb grew the 1860s and 1870s, the centre of population and commerce shifted away from Balmain East to the west, leading to a second wave of hotel construction to service the new commercial centre of the peninsula. Built in c1872 for Charles Armit, the Cricketers Arms has historical significance as one of the earliest hotels built in this new commercial centre, reflecting Balmain's growth in industry and population in the mid to late nineteenth century.</p> <p>The Cricketers Arms Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Cricketers Arms Hotel is associated with publican Charles Armit, who built the hotel in c1872, and Tooheys, which owned the hotel from 1899. While Armit and Toohey's associations with the hotel are strong, the importance of these associations to the local area is questionable and does not meet the threshold of significance.</p> <p>The Cricketers Arms Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Cricketers Arms Hotel has aesthetic significance as a distinctive two-storey Victorian-era hotel building on Darling Street in Balmain's commercial centre. Built in c1872 of rendered masonry, the hotel makes a notable contribution to the streetscape of Darling Street with its splayed corner design, breaking up the commercial street wall. The hotel demonstrates Classical and Mannerist style influences, including its curved top parapet, distinctive moulded cornice, classical corner pediment and decorative urns. Below the parapet, Victorian decorative elements include its rendered window mouldings and timber-framed double-hung windows. These elements combine with characteristic 'pub' elements such as the c1920s suspended awning and the pattern of openings on the ground floor to create a pleasant and aesthetically distinctive hotel.</p> <p>The interior of the Cricketers Arms Hotel is considered likely to retain original features in some areas.</p> |

Heritage Data Form

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| | The Cricketers Arms Hotel meets the threshold of significance at a local level under this criterion. |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Cricketers Arms Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Cricketers Arms Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Cricketers Arms Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Cricketers Arms Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Further investigation of the Cricketers Arms Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed. Given occupation of the site as a hotel since c1872, it should be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Cricketers Arms Hotel could meet the threshold of significance under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Cricketers Arms Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The Cricketers Arms Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Cricketers Arms Hotel is a good example of a Victorian-era hotel in Balmain and in the Inner West generally. Built c1872, the design of the hotel shows Classical and Mannerist style influences, especially in its curved, pedimented parapet. The ornate design of the parapet and details like its cornice and window mouldings reflect a decorative style of Victorian hotel design which has been lost on many hotels of a similar age due to modifications. Although modified, the hotel continues to demonstrate key characteristics of Victorian hotel design and is indicative of the type of hotel constructed during the development of the western areas of Balmain in the late nineteenth century.</p> <p>The Cricketers Arms Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The Cricketers Arms Hotel is mostly intact in its c1920s form to Darling Street, despite having undergone several phases of modification. The original design included a timber-posted awning, which was replaced with the suspending awning in the 1920s by Tooheys. Above the awning the original Victorian detailing is mostly intact, including the distinctive ornate parapet and cornice. The first floor retains its original or early timber-framed double-hung windows and moulded architraves, though these are covered by modern fixed windows and hoods. Below the awning the hotel retains its early pattern of openings, though some have been enlarged and some doors and windows replaced. Some Victorian detailing is retained on the ground floor, such as rendered window hood moulds and sills. The adjacent shopfront on Darling Street has been integrated into the hotel and is constructed of contemporary materials.</p> <p>At the rear of the hotel is a modern residential addition which is connected to the rear of the hotel by a semi-enclosed courtyard. The addition is separate from the hotel and does not form part of the hotel's footprint. The semi-enclosed courtyard is contemporary in design.</p> <p>Internally the hotel has undergone successive changes which may conceal some original fabric. The interior of the hotel is likely to retain original and early fabric and floor layouts.</p> |

Heritage Data Form

| HERITAGE LISTINGS | |
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| Heritage listing/s | C7 The Valley Heritage Conservation Area |
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| INFORMATION SOURCES | | | | |
|--|---|---|--------------|---|
| Include conservation and/or management plans and other heritage studies. | | | | |
| Type | Author/Client | Title | Year | Repository |
| Title | Registrar General | CT Vol 83 Fol 158 | 1869 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 1297 Fol 123 | 1899 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 6570 Fol 227 | 1952 | NSW Land Registry Services |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| Gazette | NSW Government | <i>Return of Publicans' Licenses</i> | 24 Sept 1872 | NSW Government Gazette, No. 256, 24 September 1872 (3929) |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

| RECOMMENDATIONS | |
|-----------------|--|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in The Valley Conservation Area (C7), it is recommended that Cricketers Arms Hotel, including interiors, at 255 Darling Street, Balmain, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • The listing of the Cricketers Arms Hotel excludes the three-storey modern residential addition at the rear. • Significant heritage attributes and elements of the Cricketers Arms Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner with plaster panel, curved top parapet, moulded cornice, classical corner pediment, decorative urns, chimneys, rendered window mouldings, timber-framed double-hung windows, and suspended awning. - No new openings should be made on the Ford Street façade, and existing openings should not be enlarged. Restoration of the original pattern of openings on Darling Street should be encouraged. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form, and should not be visible above the stepped façade on Ford Street. - Retention of all commercial areas of the property is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best |

Heritage Data Form

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| | <p>contemporary conservation practice.</p> <ul style="list-style-type: none">- Reconstruction of missing elements could be considered when supported by documentary evidence, such as the cantilevered balcony.- Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes the fixed glazed windows and hoods to the first floor.- Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none">• The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.• Further assessment is recommended following inspection of the interiors of the hotel. |
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Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 8 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Cricketers Arms Hotel, viewed from Darling Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | View of Cricketers Arms Hotel from the intersection of Darling Street and Ford Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|------------------------------|-----------------|---------|-------------------------------|--|
| Image caption | Cricketers Arms Hotel, 1930. | | | | |
| Image year | 1930 | Image by | Unknown | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-------------------------------|-----------------|---------|-------------------------------|--|
| Image caption | Cricketers Arms Hotel, c1960s | | | | |
| Image year | c1960s | Image by | Unknown | Image copyright holder | Noel Butlin Archives Centre, ANU |

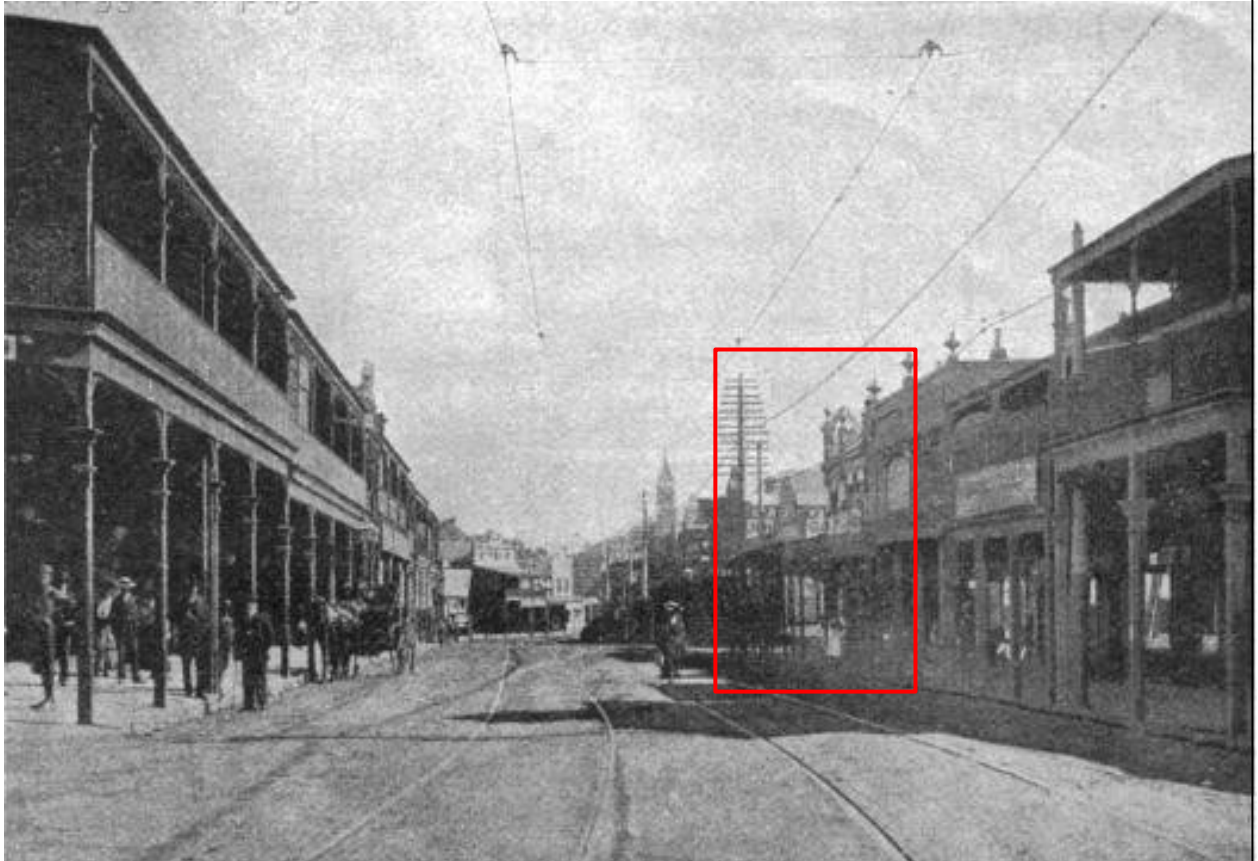


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------|-------------------------------|---|
| Image caption | Darling Street, c1890s, showing the Cricketers Arms Hotel outlined in red. Note the original timber-posted awning. | | | | |
| Image year | c1890s | Image by | Unknown | Image copyright holder | Inner West Council Library (with GML overlay) |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|------------------------------|-----------------------------------|-------------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No. 30, Balmain, showing the lot of the Cricketers Arms Hotel. | | | | |
| Image year | 1888 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|---|------------------|-----------------|
| Name of Item | Dick's Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Lean's Hotel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 89 | | | | |
| Street name | Beattie Street | | | | |
| Suburb/town | Balmain | Postcode | | 2041 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 10/D/77, 11/D/77 | | | | |
| Location - Lat/long | Latitude | -33.858685999999999 | | Longitude | 151.177368 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>Dick's Hotel has cultural heritage significance for historical, aesthetic, and representative values at a local level as a prominent Victorian-era hotel in the Balmain peninsula. Built in 1874 for publican John Dick, the hotel is associated with the historical development of the west of Balmain in the 1860s and 1870s. The hotel was frequently used for labour activism, meetings and significant events like the farewells to Australian soldiers sent to the Boxer Rebellion and Boer War, demonstrating the historical importance of such venues in the social lives of Balmain's working-class residents. Dick's Hotel has aesthetic value as a landmark in the Montague Street and Beattie Street intersection. The hotel's classic design combines elements of Victorian Regency style with characteristic 'pub' details like exterior tiling and its suspended awning, and largely reflects its historical 1926 form. The hotel is also of historical and technical significance for its ability to demonstrate successive layers of change, with original and early fabric retained in situ on the interior to provide a record of the former layout, form and design of the hotel. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | Local <input checked="" type="checkbox"/> | | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|-------------------------------|------|--------------|--------------------------|
| Designer | Corporate Architects Office Tooth & Co Ltd (twentieth-century modifications) | | | | | |
| Builder/ maker | Unknown | | | | | |
| Physical Description | <p>Dick's Hotel, built in 1874, is a two-storey Victorian-era brick building with Georgian style detailing. It is a painted rendered brick building and has a splayed corner. The building is located on a corner lot at the intersection of Beattie, Mullens and Montague streets, and Balmain and Little Beattie streets to the rear. It is one of a number of buildings, including the Exchange Hotel, which form an important urban corner at this intersection. The building has a terracotta-tiled hipped roof concealed from the street behind a simple parapet. Three original rendered masonry chimneys with terracotta chimney pots remain.</p> <p>The upper level of the building retains its original architectural detail. The parapet is defined by a string course with a simple vertical patterned design in the frieze below which displays the building name 'DICK'S HOTEL' on both street frontages.</p> <p>The upper level retains its original timber-framed double-hung six-pane sash windows and two Juliet balconies with a pair of doors, one on each street frontage. Openings have moulded detailing. The wraparound metal suspended awning has pressed metal linings.</p> <p>Below the awning, the openings to the ground floor retain their original form and have a moulded design stepping around the tops of windows and doors. Some original windows and doors may also remain. The external walls to the ground floor are tiled to door height. The tiles are cream coloured with a black border feature and date from the interwar period.</p> <p>The rear yard area is fenced along Mullens Street and Little Beattie Street by a high sandstone wall. This space is largely covered by a domed pavilion.</p> <p>The interior of the hotel has been modified but it retains many of its original fittings and finishes, as well as evidence of earlier layouts. The cellar matches its 1926 footprint, with evidence of the original keg chute retained near the corner. The cellar otherwise contains modern hotel equipment, save for the wooden keg chute cover.</p> <p>The ground floor has been highly modified but retains evidence of former layouts in the ceilings, including moulded plaster ceilings and nibs of former walls. Plaster ceilings are generally original except over the main bar and kitchen. Some original windows have been retained in the Gaming Room, as well as an original chimney breast. Tiles to the interior of the front bar may be early fabric. A modern infill wall with a fireplace now separates this room from the rest of the hotel. Between the ground and first floor is an early timber staircase.</p> <p>The first floor has had most of its internal walls removed to form a function space. Evidence of the original layout has been retained by nibs in the ceiling. Some original plaster ceilings have also been retained in the bathrooms, private function room and bar room. The floor retains its original and early timber windows and doors, including to the rear verandah. Other early or original features include a fireplace in the function space and most of the timber floorboards. A sandstone wall in the private function room contains evidence of the roof line of an earlier building, of which further research is required.</p> <p>The second floor, used for storage, contains predominantly modern fabric, save for sandstone chimney breasts.</p> | | | | | |
| Physical condition and Archaeological potential | <p>Dick's Hotel is in good condition and has been well maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1874 | Finish year C.1886 | 1874 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1926—Dick's Hotel is modified by Tooth & Co. Standard Tooth & Co tiling is added to the ground floor exterior, new openings to the yard and Montague Street are made, the cellar is extended and the keg chute moved to its present position. The original verandah is likely removed and replaced with the awning during the works.</p> <p>1946—Walls between a storeroom and the parlour behind the front bar are removed and new curved walls of a hallway are constructed behind the bar. A storeroom in the yard is converted to male and female bathrooms.</p> <p>c1991–94—The rear yard is converted into a beer garden with a split-level design. Bathrooms in the yard are extended for more capacity and the original garage and bathrooms in the yard are demolished. The domed pavilion is constructed during the works.</p> <p>2011—Alterations and additions to the ground floor, rear courtyard and first floor. The first floor is</p> | | | | | |

Heritage Data Form

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| | <p>converted to use as a bar area. A garage on the west is demolished and replaced by a contemporary infill building used as a gaming room.</p> <p>2016—Further alterations and additions, including demolition of first floor internal walls.</p> |
| Further comments | |

| HISTORY | |
|-------------------------|---|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in</p> |

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these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars. By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

Dick's Hotel

Dick's Hotel was constructed in 1874 by John Dick, an influential local publican who previously operated the Balmain/Pacific Hotel on Stephen Street from 1865 to 1868 and the Waverley/Balmain Hotel on Darling Street from 1868 to 1872. In 1886 Jabez Lean took over as licensee, during which time it was known as Lean's Hotel. It reverted to Dick's Hotel after Lean's departure in 1898.

Dick's Hotel was a popular meeting venue for labour activists in the 1880s and 1890s. The hotel also hosted farewells to Australian soldiers sent to the Boxer Rebellion and Boer War in the late nineteenth century. In addition, the hotel was the venue of the first meetings of the Balmain Life Saving Society, a precursor to the Royal Life Saving Society of NSW.

Tooth & Co purchased the hotel in 1925 for £9,250, having leased it since at least 1912. The brewery undertook a suite of modifications to the hotel the following year. Standard Tooth & Co tiling was added to the exterior, new openings were made to the yard and Montague Street, and the cellar was extended and the keg chute moved to its current position. The original verandah was also likely removed and replaced with the awning during the works.

In 1942 further modification was made to open the interior up by removing the walls between the store and parlour behind the front bar. Curved walls were constructed behind the bar and by the staircase to join the two rooms, one of which remains. A storeroom in the yard was also converted to male and female bathrooms in the works, with access to the men's via an internal door from the front bar.

In 1989 the rear yard was converted into a beer garden with a split-level design. The bathrooms were extended for more capacity in the works, and the original garage and bathrooms in the northwest of the yard were mostly demolished, leaving the small sandstone structure by the Little Beattie Street exit.

Since 2000 the interior of the hotel has been opened up on the ground and first floor by the removal of several walls. The bar has also been shortened, allowing more table seating in the front bar. A former dining room has been converted into a gaming room, with a small modern extension for a smoking area. The domed pavilion was also constructed over the beer garden to provide weather protection.

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| THEMES | |
|----------------------------------|--|
| National historical theme | Building settlements, towns and cities Developing Australia's cultural life |
| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation |

| APPLICATION OF CRITERIA | |
|--|---|
| Historical significance SHR criteria (a) | <p>Dick's Hotel has historical significance to the Inner West as a long-running Victorian-era hotel on the Balmain peninsula. Constructed in 1874 by publican John Dick, the hotel is associated with the development of the west of Balmain and the growth of its working-class population in the 1860s and 1870s. Dick's Hotel was a prominent social venue for local residents and was frequently used for activism, events and festivities in the late nineteenth century, including farewells to contingents of Australian soldiers sent to the Boxer Rebellion and Boer War, and early meetings of the precursor to the Royal Life Saving Society of NSW. In the twentieth century Dick's Hotel continued to be a popular social venue for local residents and a landmark of the intersection of Montague Street and Beattie Street.</p> <p>Dick's Hotel also demonstrates the historical evolution of pubs in the Inner West. The hotel retains layers of original and early fabric associated with its initial construction and later modification by Tooth & Co. This includes evidence of original layouts retained in the ceiling and later fabric such as the 1926 exterior tiles and awning. Together these provide evidence of how Victorian-era hotels like Dick's Hotel were refurbished by their large brewery-owners in the early twentieth century to respond to changing trading conditions—evidence that is now a significant part of the historical appeal of such hotels.</p> <p>Dick's Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association SHR criteria (b) | <p>Dick's Hotel is associated with nineteenth-century Balmain publican John Dick, whom the hotel is named after. Dick ran several early hotels in Balmain before constructing Dick's Hotel, running it for 12 years. While Dick's association with the hotel is strong, the importance of this association to the local area is questionable and does not meet the threshold of significance.</p> <p>Dick's Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>Dick's Hotel has aesthetic significance as a landmark Victorian hotel on a prominent local intersection in Balmain. The hotel occupies the widest and highest corner site of the Montague Street and Beattie Street intersection, giving it a dominating presence in the streetscape. The hotel demonstrates elements of the Victorian Regency style, notably its symmetry, smooth rendered and painted façade, simply decorated parapet, timber sash windows and moulded architraves. These elements combine with characteristic 'pub' elements of the 1926 Tooth & Co tiles and suspended awning to form a solid and unpretentious hotel of aesthetic merit. One which contrasts nicely with the grandiose Exchange Hotel across the street to create a notable local streetscape.</p> <p>The interiors retain many original architectural features and fabric, as well as evidence of original hotel accommodation layout, which reinforce the aesthetic value of the building.</p> <p>Dick's Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like Dick's Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, Dick's Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>Dick's Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |

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|--|--|
| Technical/Research significance SHR criteria (e) | <p>Dick's Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of Dick's Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>Dick's Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p> |
| Rarity SHR criteria (f) | <p>Dick's Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>Dick's Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>Dick's Hotel is a good representative example of a Victorian hotel in the Inner West. The hotel demonstrates elements of the Victorian Regency style in hotel architecture, presenting a simple but pleasant exterior which contrasts neatly to the ornate design of the Exchange Hotel opposite. Dick's Hotel also demonstrates the historical form and layout of Victorian era hotels which were upgraded by breweries in the early twentieth century, with evidence of successive layers of historical modification by Tooth & Co retained in the fabric. Evidence of both aspects is retained in the interior, including 1926 wall tiles, timber doors and windows, plaster ceilings and cornices, the timber staircase, original fireplace, and evidence of the original wall layout (ground floor and first floor). This evidence has been lost in many hotels of similar age in the Inner West and is of significance to the local area.</p> <p>Dick's Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>Externally Dick's Hotel is mostly intact in its 1926 form, when the Tooth & Co tiles and the suspended awning were installed. Several doors which originally opened to the balcony were converted to windows in these works, evidence of which can be seen from the interior. The pattern of openings and detailing is otherwise unchanged from this period. A recent infill addition on the west is part of the hotel complex and contemporary in design, but is sufficiently recessed to not impact the hotel. At the rear of the hotel is the beer garden, which is almost entirely modern fabric except for the bathroom structure, sandstone boundary wall and sandstone storage shed. The beer garden has a large modern domed pavilion which is intrusive.</p> <p>Internally Dick's Hotel has undergone several phases of modification. It retains some original and early fabric, fittings and layouts which can be found on all floors of the building, typically plaster ceilings, timber doors and architraves. This is interspersed with contemporary fabric, including a modern fireplace on the ground floor between the bar area and the gaming room. The ground floor and first floor have been opened up by the removal of internal walls, though evidence of their former locations is retained through wall nibs in the ceiling.</p> |

HERITAGE LISTINGS

| | |
|---------------------------|--|
| Heritage listing/s | C7 The Valley Heritage Conservation Area |
| | |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|-------------------|--------------------------------------|---------|---|
| Title | Registrar General | CT Vol 146 Fol 125 | 1907 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Dicks Hotel, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |

Heritage Data Form

| | | | | |
|------------|---|---|------|-------------------------|
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

| | |
|-----------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in The Valley Conservation Area (C7), it is recommended that Dick's Hotel including interiors at 89 Beattie Street, Balmain, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of Dick's Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the smooth rendered façade, parapet and moulded friezes, masonry chimneys, timber sash windows, moulded architraves, suspended awning, wall tiles, and the sandstone wall to the yard. - No new openings should be made on the street façades of the hotel, and existing openings should not be enlarged. - Significant interior fabric and layouts should be retained and conserved. This includes keg chutes, original plaster ceilings, nibs of former walls, original windows and doors, chimney breasts, original fireplaces, and the timber staircase. - Future rear or side additions should be of a lower scale and compatible with the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the cantilevered balcony. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
|-----------------|---|

SOURCE OF THIS INFORMATION

| | | | |
|--------------------------------|---|-------------------------|------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 5 | | |

Heritage Data Form

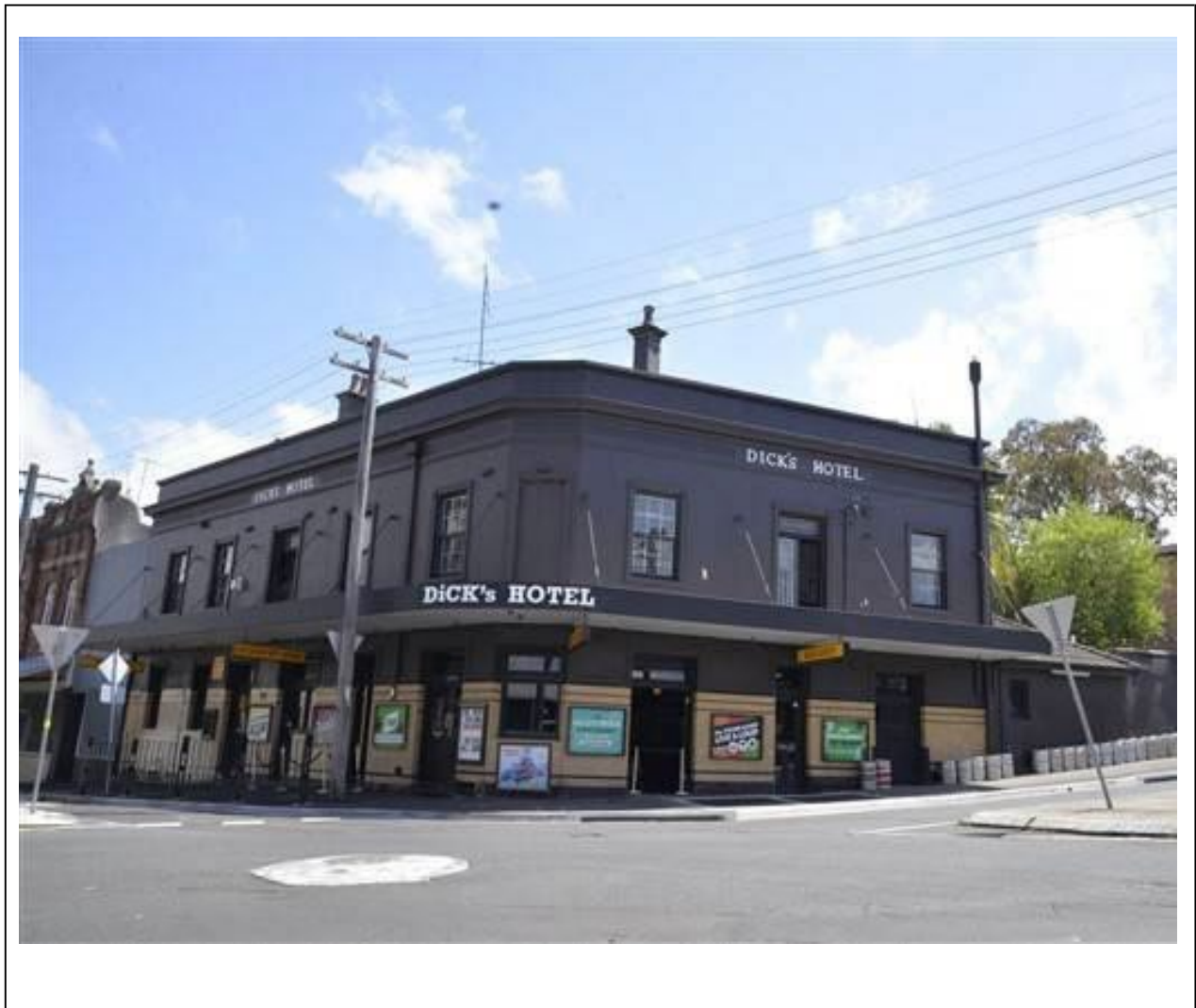
| | | | |
|---|--|-------------|---|
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd | Date | June 2022 |
| | Inner West Council officers | | October 2024 |
| | Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | | |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Dick's Hotel, viewed from the intersection of Beattie Street and Mullens Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Dick's Hotel, viewed from Beattie Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

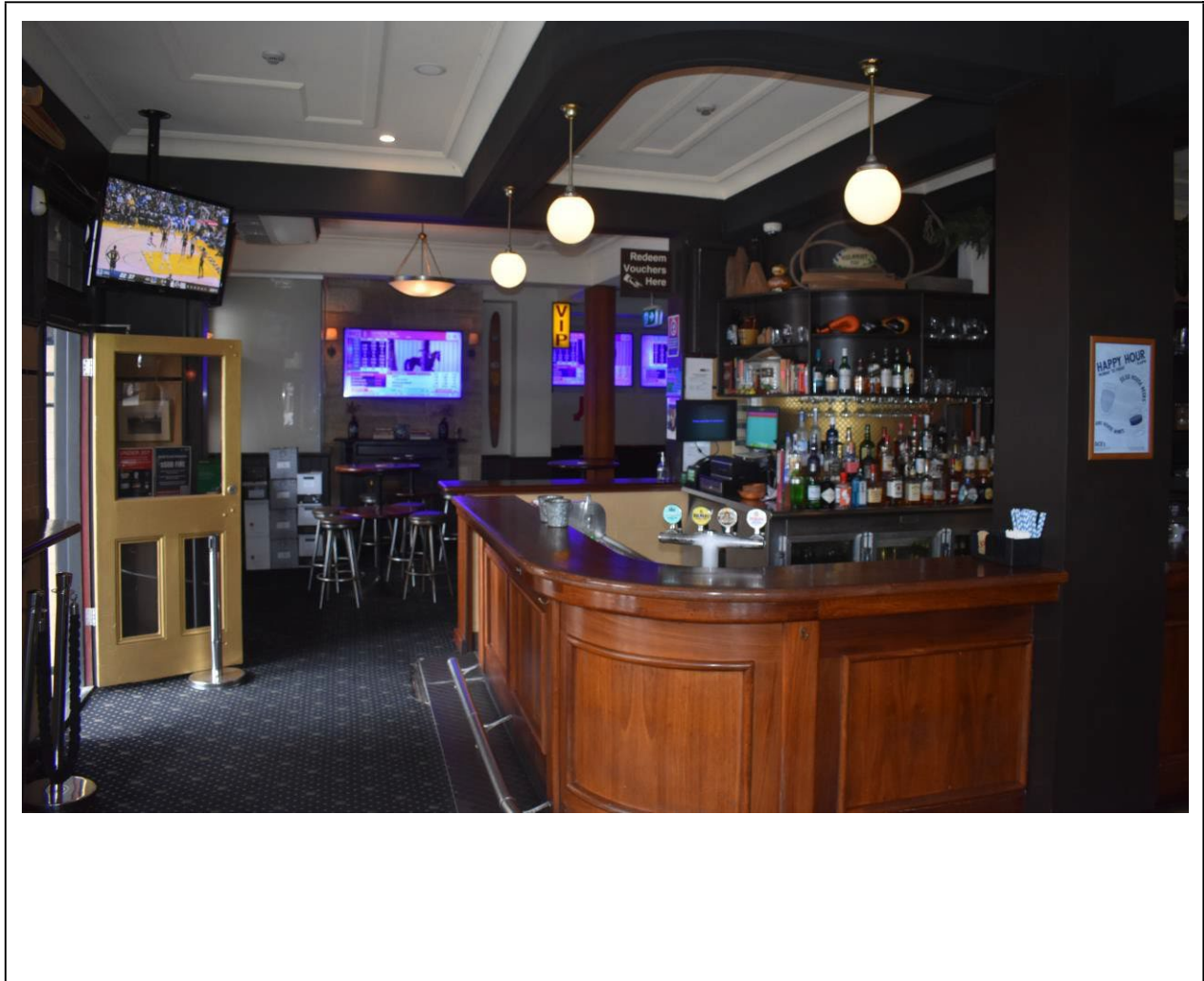


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-------------------------------------|-----------------|--------------|-------------------------------|--------------|
| Image caption | Dick's Hotel ground floor interior. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|------------------------------------|-----------------|--------------|-------------------------------|--------------|
| Image caption | Dick's Hotel first floor interior. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---------------------|-----------------|---------|-------------------------------|----------------------------------|
| Image caption | Dick's Hotel, 1930. | | | | |
| Image year | 1930 | Image by | Unknown | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No. 35, Balmain, showing the footprint of Dick's Hotel. | | | | |
| Image year | 1889 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|---------------|--|----------|------------------------------------|------------------------|-------------------------------------|
| Image caption | Dick's Hotel floor plan, showing proposed alterations, 1926. | | | | |
| Image year | 1926 | Image by | Architect's Office Kent Brewery | Image copyright holder | Museum of Applied Arts and Sciences |

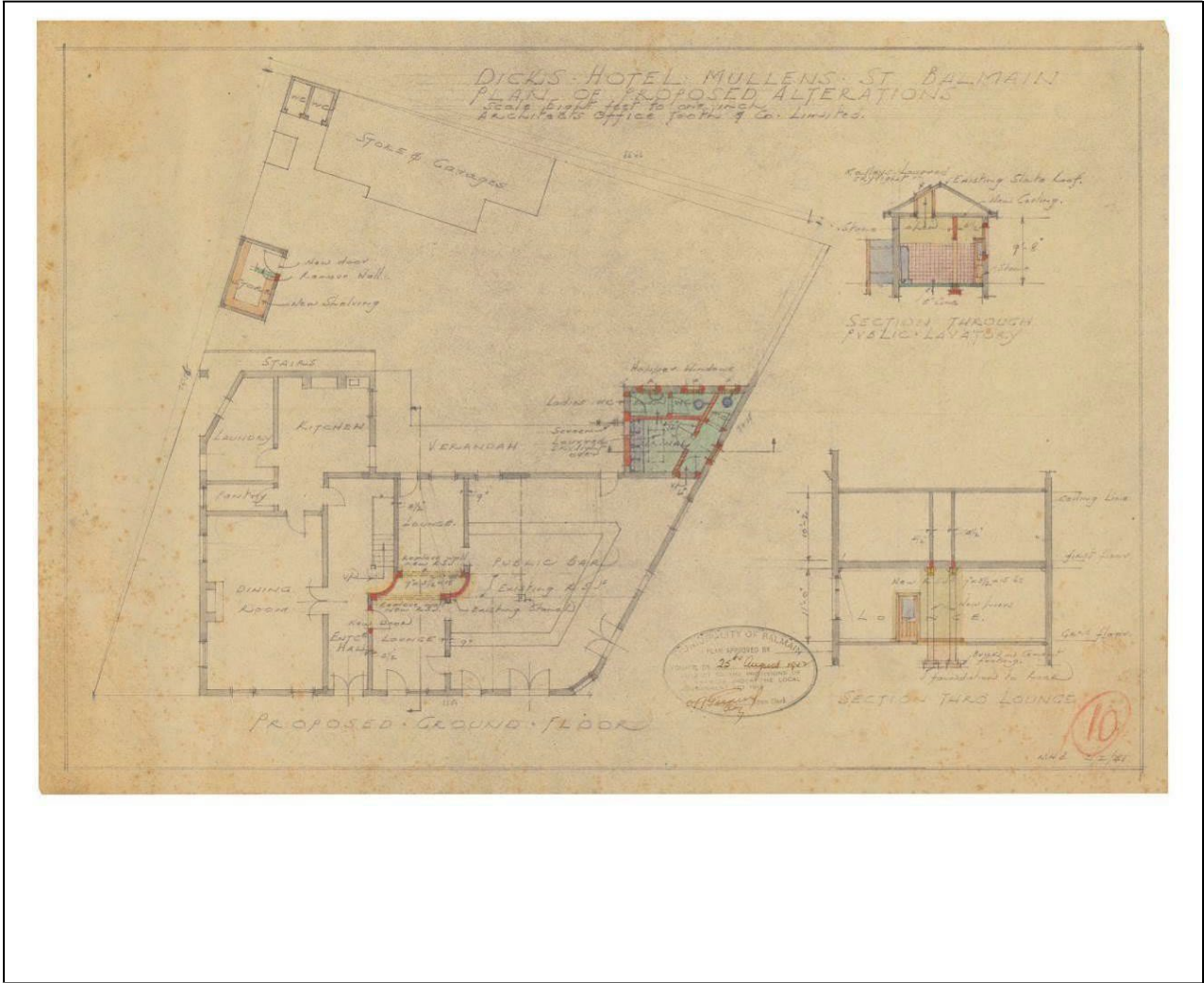


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|---|-------------------------------|-------------------------------------|
| Image caption | Dick's Hotel floor plan, showing proposed alterations to bathrooms, 1941. | | | | |
| Image year | 1941 | Image by | Corporate Architect's Office Tooth & Co Limited | Image copyright holder | Museum of Applied Arts and Sciences |

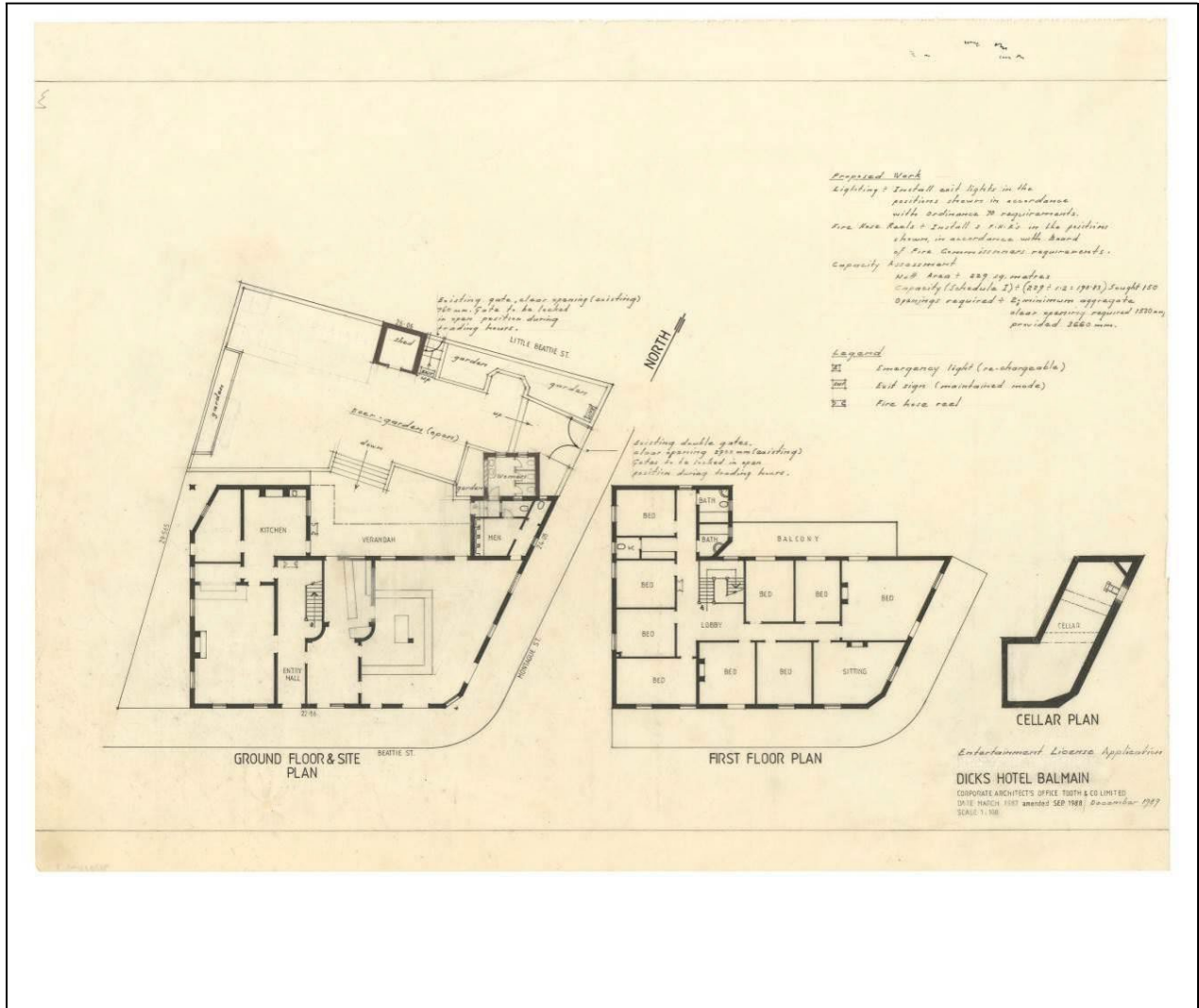


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---|-------------------------------|-------------------------------------|
| Image caption | Dick's Hotel floor plan, showing proposed alterations, 1989. | | | | |
| Image year | 1989 | Image by | Corporate Architect's Office Tooth & Co Limited | Image copyright holder | Museum of Applied Arts and Sciences |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|-----------------|----------------|---|--------------------|
| Name of Item | Duke of Enmore Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Duke of Edinburgh</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 148 | | | | |
| Street name | Enmore Road | | | | |
| Suburb/town | Enmore | Postcode | | 2042 | |
| Local Government Area/s | Inner West | | | | |
| Property description | A/176822 | | | | |
| Location - Lat/long | Latitude | -33.89913 | | Longitude | 151.17277799999999 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private (commercial) | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Duke of Enmore Hotel has cultural significance for historical and representative values at a local level to the Inner West. Built in 1880, the hotel has significance as it was part of the 1880s land subdivision of Enmore and reflected the increased demand for licensed venues that came with population growth. The hotel, modified by Tooheys in the 1920s, is demonstrative of the historical evolution of hotel buildings in the early twentieth century under large breweries. The Duke of Enmore Hotel also has significance as a representative example of an uncommon hotel typology, in that it only addresses one street despite being built on a corner lot. This is counter to the conventional design of corner hotels in the Inner West. The hotel is a good example of this type of building, retaining its original stables building at the rear which enhances its ability to demonstrate a unique variation to Victorian-era hotel design. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

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| DESCRIPTION | | | | | | |
|--|---|------|------------------------------|------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/maker | | | | | | |
| Physical Description | <p>The Duke of Enmore Hotel is a two-storey Victorian brick hotel building constructed in 1880. The hotel is located on a rectangular lot at the corner of Enmore Road and Simmons Street, with Enmore Lane at the rear. The hotel eschews the typical design of hotels on corner lots by fronting only Enmore Road. The building steps down towards the back of the site, with a skillion-roofed stable building at the rear of the site, joined by a semi-enclosed courtyard.</p> <p>The hotel is constructed of brick on a sandstone base and is rendered and painted. It has a skillion roof clad in corrugated metal which is hidden behind its parapet. This parapet is simply decorated with coping and a moulded cornice on the front façade. At the centre of the parapet is a statue of a lion on a small stepped rectangular pediment. Urn finials are located at the ends of the Enmore Road façade. Along Simmons Street the parapet steps down to the back of the site.</p> <p>The first-floor façade is very simple, with regularly spaced four-pane timber-framed double-hung sash windows. These are irregularly spaced on the Simmons Street façade. Below is the metal awning, which is attached by its original stays. The frame itself is likely original, but the cladding is modern. The ground floor has undergone some modification. It is tiled to the underside of the awning by modern grey tiles with a decorative band. The openings on Enmore Road are in their original position but have been updated with modern timber doors, though the fanlights may be early fabric. On Simmons Street a new window has been formed near the intersection, which is timber-framed with four leadlight panels. Part of the wall on this elevation has been removed and a louvred wall installed for a former outdoor gaming area.</p> <p>The former keg chute was not located.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Duke of Enmore Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1880 | Finish year C.1886 | 1880 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1912—The public bar is modified to open it to the internal hallways. c1930—Modifications by Tooheys (further research required). Pre-1949—Tiling is removed from the Simmons Street façade. 1991—2000—The western entrance on Enmore Road is reduced in size to a double door. A pergola is installed at the rear of the hotel. The awning receives new soffit linings. 2012—The earlier pergola is replaced with the present design. 2014—The rear kitchen annexe is partially demolished to make way for a gaming room with an outdoor area, and a storeroom. The Simmons Street façade is modified with louvres, and new windows are created near the corner of Enmore Road.</p> | | | | | |
| Further comments | | | | | | |

| HISTORY | |
|-------------------------|--|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> |

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From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in the maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Duke of Enmore Hotel

The Duke of Enmore Hotel was built by John Henry Smith in 1880 and opened as the Duke of Edinburgh Hotel. It was on land which had been subdivided in 1878 by Joshua Johnson. Smith bought lots 32 and 33 of Johnson's subdivision in 1879. The hotel was built on Lot 32 on the corner, and two shopfronts were constructed on Lot 33.

A metropolitan survey plan prepared in 1897 (Newtown sheet 21) shows the Duke of Enmore Hotel was L-shaped, with a small rear kitchen annexe to Simmons Street. A covered verandah or balcony is shown at the rear of the hotel overlooking the yard, with a detached stable building abutting Enmore Lane. The keg chute is shown on the plan, matching its present location.

The hotel remained in the Smith family's hands after John Henry Smith's death in 1883. In 1914 joint owners Frank Smith and Jane Smith began leasing the hotel to Tooth & Co. This arrangement lasted just over 10 years.

A 1912 survey of the hotel submitted to the Metropolitan District Licensing Court for modifications to the bar shows the floorplan for the ground floor of the hotel at the time. In keeping with Victorian-era hotel design, the ground floor was strictly divided between multiple parlours and dining rooms connected via entrance halls, with the kitchen and scullery annexe to the rear. The public bar is shown occupying a small area of the northeast corner of the building, even with the proposed modifications to provide more space.

In 1925 the freehold of the hotel was sold to William Nicholls for £16,000. Nicholls then sold the hotel to Tooheys in the following year, ceasing any involvement of Tooth & Co with the hotel. Tooheys reportedly paid £27,000.

Images from the 1930s show the hotel featured tiling on both street frontages, with a curved and

Heritage Data Form

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| | <p>stepped suspended awning to Enmore Road and Simmons Street. It is likely that Tooheys modified the hotel after its purchase to update the interior, likely installing the suspending awning in the works too.</p> <p>Tiling to Simmons Street had been removed from the ground floor façade by 1949. From that year until 1970 there was very little modification to the exterior of the hotel.</p> <p>In 1991 the freehold of the hotel was sold following Toohey's divestment from hotel ownership. By this time the exterior of the hotel had new dark tiling installed to the exterior. New soffit linings were added to the awning, though little other work was undertaken.</p> <p>By 2000 the western entrance on Enmore Road had been reduced in size to a double door. The hotel was also painted in yellow.</p> <p>In 2012 the pergola in the courtyard installed in the late twentieth century was removed and replaced with the present one, with a glass wall built to Simmons Street.</p> <p>In 2014 a development application was submitted to demolish part of the hotel's rear kitchen annexe to create a gaming room with an outdoor area and a storeroom. The Simmons Street façade was also modified with louvres for the outdoor gaming room and new windows near Enmore Road. Works were completed in 2018. Modern tiling was applied to both street frontages in the works.</p> |
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THEMES

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| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Duke of Enmore Hotel has historical significance to the Inner West as an early hotel in Enmore. Built in 1880 as the Duke of Edinburgh Hotel, the hotel was constructed during a period of sustained residential subdivision and development in Enmore, as earlier estates and villas gave way to a densely populated suburb following the post-gold rush boom. The Duke of Enmore Hotel is significant as a remnant of the suburb's densification in this 1880s, reflective of the type and scale of hotels constructed to service the newly arrived population of workers and families in the area. The hotel also has significance as evidence of the evolution of hotel designs under the ownership of the major breweries in the early twentieth century, in this case Tooheys, which purchased the hotel in 1925.</p> <p>The Duke of Enmore Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Duke of Enmore Hotel is associated with Tooheys brewery, which owned the hotel from 1925 and likely renovated it. While this is a strong association, it is of questionable significance to the local area.</p> <p>The Duke of Enmore Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Duke of Enmore Hotel is a modest two-storey Victorian-era brick hotel building constructed in 1880. The building has an uncommon design for a hotel on a corner site, primarily addressing Enmore Road with minimal access on Simmons Street. The hotel is largely unmodified from its 1920s form, which overlaid characteristic interwar hotel elements like a suspended awning, multi-pane windows and tiling (since lost) on the Victorian-era building. The design of the building is austere, with decorative embellishments limited to the parapet. While of some visual interest, the hotel does not exemplify a particular style and is modified, and therefore does not meet the threshold of significance.</p> <p>The Duke of Enmore Hotel does not meet the threshold of significance for this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Duke of Enmore Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> |

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| | <p>Although a detailed social values assessment has not been undertaken, the Duke of Enmore Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Duke of Enmore Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Duke of Enmore Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Duke of Enmore Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Duke of Enmore Hotel could meet the threshold of significance under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Duke of Enmore Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Duke of Enmore Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Duke of Enmore Hotel is a good example of a Victorian-era hotel with interwar modifications that represents an uncommon type of hotel building in the Inner West. Constructed in 1880 and modified by Tooheys in the 1920s. the Duke of Enmore Hotel addresses only one street despite being constructed on a corner lot, running counter to the conventional use of both streetfronts in hotel designs from the era. The hotel has significance for its ability to demonstrate the form, style and massing of this uncommon variation to hotel design in the Inner West. This includes Victorian and interwar era decorative elements.</p> <p>The retained original stable building at the rear of the property is also a characteristic feature of Victorian hotels which has been lost in many hotels of a similar era. This has significance as a representative example of a hotel's stable structure and as evidence of the early function and service provided by hotels of the time.</p> <p>The interior of the Duke of Enmore Hotel is considered likely to retain original features in some areas which may contribute to its ability to demonstrate this process.</p> <p>The Duke of Enmore Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The Duke of Enmore Hotel is intact externally above the awning, reflecting its form established in the 1920s following the sale of the hotel to Tooheys. This includes the suspended awning and four pane timber double-hung sash windows, in addition to the earlier Victorian-era features such as the moulded cornice, stepped parapet, lion statue and urn finials. Below the awning is modified, with modern grey tiling installed. Openings to Enmore Road are in their original location, though the doors themselves are modern, save possibly for the fanlights. On the Simmons Street façade the hotel is more modified, with new windows formed on the wall and part of the rear kitchen annexe wall replaced with a louvred wall. The awning is clad in modern fabric, but the structure is likely original.</p> <p>At the rear of the hotel is a skillion-roofed stable building; this is original and is largely intact on the exterior. It is joined to the hotel building by a semi-enclosed courtyard with a glass wall to Simmons Street.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with the 1880s and 1930s in some areas.</p> |

Heritage Data Form

HERITAGE LISTINGS

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| Heritage listing/s | C2 King Street and Enmore Road Heritage Conservation Area |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|----------------------------------|---|---------|---|
| Title | Registrar General | CT Vol 336 Fol 192 | 1878 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 443 Fol 46 | 1879 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 3708 Fol 107 & 108 | 1926 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 3879 Fol 140 | 1926 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Queens Hotel, Enmore Road, Newtown, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Book | C Meader, R Cashmann & A Carolan | <i>Marrickville People and Places</i> | 1994 | Inner West Council Library |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

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| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Duke of Enmore, including interiors, at 148 Enmore Road, Enmore, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the Duke of Enmore Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the primary frontage to Enmore Road, limited access from Simmons Street, rendered façade, the moulded cornice, stepped parapet with lion statue and urn finials, timber double-hung sash windows to the first floor, suspended awning, fanlights to the ground floor doorways, skillion-roofed stable building, and sandstone footings. - No new openings should be made, or existing openings enlarged, on the street façade of the hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the ground floor wall tiles and original pattern of openings. All reconstruction and repair work to the significant fabric of the building |
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| | <p>should be carried out using traditional materials and techniques and in accordance with contemporary best conservation practice.</p> <ul style="list-style-type: none"> - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes the grey wall tiles and leadlight windows to Simmons Street. • The continued use of the building, consistent with its long history of hotel trading, as a pub/hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
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| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 28 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Duke of Enmore Hotel, viewed from across Enmore Road, showing its unusual corner design with a single primary façade addressing the street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Duke of Enmore, viewed from across Enmore Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The rear of the Duke of Enmore Hotel as viewed from Simmons Street, showing the stables building. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Duke of Enmore Hotel (then the Duke of Edinburgh) in 1930. | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-----------------------------------|-----------------|---------|-------------------------------|---------------------------------|
| Image caption | The Duke of Enmore Hotel in 1991. | | | | |
| Image year | 1991 | Image by | Unknown | Image copyright holder | City of Sydney Council Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-----------------------------------|-----------------|--------------|-------------------------------|--------------------------------|
| Image caption | The Duke of Enmore Hotel in 2000. | | | | |
| Image year | 2000 | Image by | Mark Stevens | Image copyright holder | City of Sydney Council Archive |

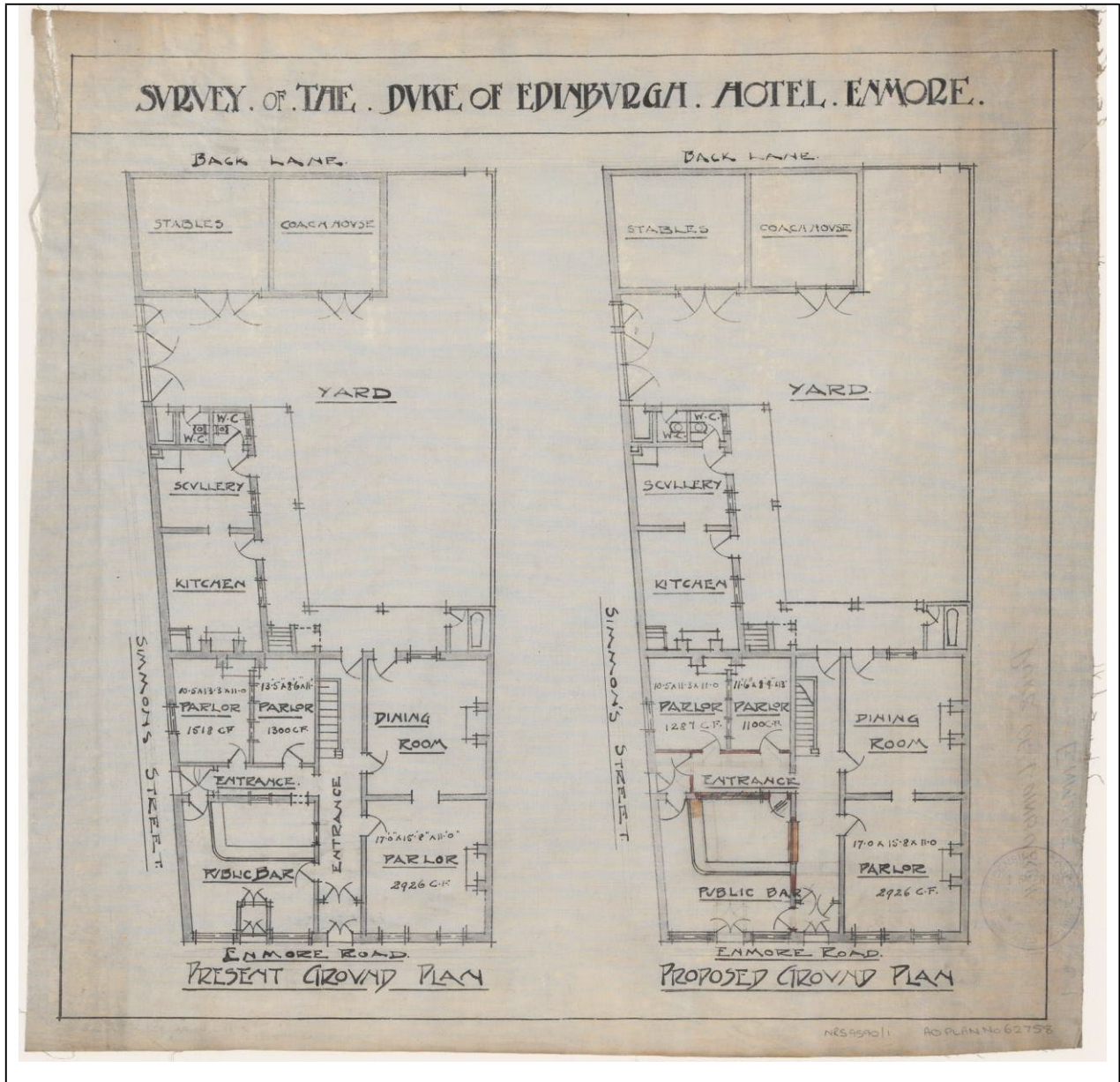


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------|-------------------------------|-------------------|
| Image caption | A survey floorplan of the Duke of Enmore Hotel (then Duke of Edinburgh) in 1912. | | | | |
| Image year | 1912 | Image by | Unknown | Image copyright holder | NSW State Records |

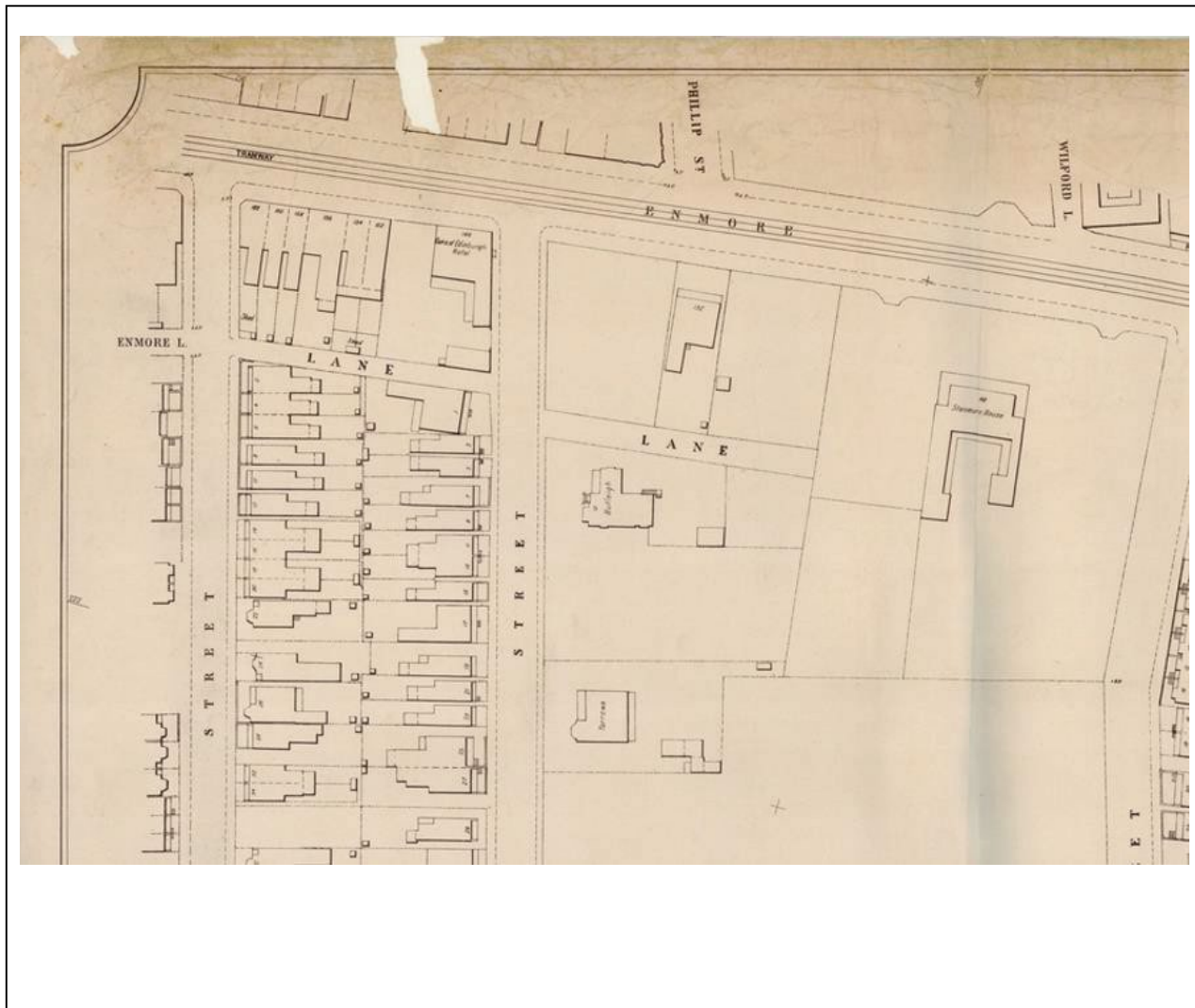


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No. 21, Newtown, showing the lot of the Duke of Enmore Hotel, with the original hotel building footprint. | | | | |
| Image year | 1897 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| TEM DETAILS | | | | | |
|--|---|---------------------|---|------------------|-----------------|
| Name of Item | East Village Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Commercial Hotel, Belgian Beer Cafe</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 82-84 | | | | |
| Street name | Darling Street | | | | |
| Suburb/town | Balmain East | | Postcode | 2041 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 2/83056 | | | | |
| Location - Lat/long | Latitude | -33.857702000000003 | | Longitude | 151.19252 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | | | | | |
| Current use | Hotel | | | | |
| Former Use | Green grocery, Bakery | | | | |
| Statement of significance | <p>The East Village Hotel, located on Darling Street, Balmain East, has cultural significance for historic, associative, aesthetic, technical, rarity and representative values at a local level as an early hotel in Balmain East and the Inner West in continuous use and largely retaining its original/early Victorian era form and character. Initially comprising both the Commercial Hotel and a greengrocery/bakery, the building was constructed privately in 1875. It was refurbished shortly after to meet licensing requirements. The hotel makes an important contribution to the commercial streetscape of Balmain East, Darling Street, along the main thoroughfare of the Balmain / Rozelle peninsula. The building's Victorian Regency style and three-storey corner design also have landmark qualities. Despite later modifications, it is a good aesthetic and representative example of its style and of the evolution of hotel design, and demonstrates the form and layout of a Victorian hotel with significant interiors remaining, particularly on the first and second floors. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | Local <input checked="" type="checkbox"/> | | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|------|--------------------|---|--------------|--------------------------|
| Designer | | | | | | |
| Builder/ maker | | | | | | |
| Physical Description | <p>The East Village Hotel, built in 1875, is a two-storey early Victorian period Georgian-style rendered masonry hotel building. The building sits on a rectangular site on (and facing) Darling Street, Balmain, between Little Nicholson Street and Union Street. The main built form reads as two adjoining buildings, each with two terracotta-tiled hipped roofs with narrow eaves (originally corrugated iron), and retains original rendered brick chimneys with terracotta chimney pots. There is one rainwater head beneath the gutter at each end of the building. Minor differences in fenestration on the eastern building frontage evidence the original use of that section as a greengrocery and bakery before it was incorporated into the hotel, which was originally only the western side.</p> <p>Various secondary built forms of different eras extend along both side street frontages of the site. The first-floor façade (and side walls) have ashlar render detailing to imitate stone construction. Some sills appear to be painted projecting stone. Above the awning there are five timber-framed double-hung two-pane sash windows facing Darling Street, which are likely to have replaced the original casement windows in c1930–1949. The first-floor windows have shutters which are not original to the building and were added post-1949.</p> <p>A simple unlined linear awning, in place since 1930, is suspended over the Darling Street footpath. The ground-level external wall facing Darling Street, albeit essentially original in form, displays some modification from c1930–1949, which includes changes in some doors, window openings and tiling (with sign panels) to the underside of the awning.</p> <p>The original keg chute, accessed from Little Nicholson Street, provides access to the original basement cellar.</p> <p>Internally the pub retains much of its original layout and architectural features in the basement and first floor.</p> <p>The small basement of approximately 4m × 4m is accessed from a trap door (and small timber ladder) in the western edge of the floor of the main open bar area above. It is no longer in use.</p> <p>The outdoor areas of the pub are in use for public dining, and provide a view of the original form of the rear of the building.</p> <p>The ground floor interior of the original areas of the building has been extensively modified to an open layout, but retains some evidence of the original structure and layout (chimney breasts, and ceiling beams with original cornices). The bars and traditionally styled timber panelled fitout are not original. Recent rear additions used as a restaurant occupy part of the original rear courtyard where there is a large tree.</p> <p>The first floor retains its original residential / hotel room layout. Most rooms and the corridor comprise original architectural features including windows, panelled doors (to residential rooms), architraves, skirtings, picture rails and fireplaces (with timber mantelpieces and cast iron grilles) to the main rooms on this level. Windows and decorative pressed metal ceilings and cornices are likely to date from c1930 to 1949. Some panelled doors are new, having been recently installed to match original doors. Floors, likely to be original timber boards, are carpeted. Bathrooms and kitchens have modern fitouts. The upper floor is accessed from a modern fire stair.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The East Village Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year | 1875 | Finish year | – | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1875—The building is constructed and comprised two premises: a greengrocer and a hotel.</p> <p>Prior to 1930—The greengrocer is integrated into the hotel. The wall below the awning is partially tiled.</p> <p>c1930–1949—The wall below the awning is modified and tiled, original casement windows are replaced by double-hung windows (facing Darling Street) and iron roof cladding replaced with tiles.</p> <p>Post-1949—Timber shutters were added to first floor windows. 2001—</p> <p>The kitchen and bistro at the rear of the hotel are constructed.</p> <p>2004—Internal modifications, including converting a room on the first floor to an office.</p> <p>2008—The hotel is reopened as the Belgian Beer Café. The hotel receives a new internal fitout and repairs to the awning, doors and beer garden.</p> <p>2010—The beer garden is refurbished and the landscaping redone.</p> <p>2011—The hotel is renamed East Village Hotel.</p> | | | | | |

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| Further comments | |
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| HISTORY | |
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| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> |

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| | <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area.</p> <p>The pubs that remained often had tarnished reputations. In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The East Village Hotel</p> <p>The East Village Hotel was constructed in 1875 as the Commercial Hotel by Frederick Leach, a local baker who had purchased the land in 1868.</p> <p>Leach first constructed a greengrocery and a small bakery on the east side of the land, facing Union Street. The same year he constructed the Commercial Hotel on the west side adjoining Little Nicholson Street.</p> <p>The greengrocery/bakery was later integrated into the hotel, hence the asymmetry of the first-floor windows.</p> <p>From the early twentieth century the Commercial Hotel was tied to Tooheys by a lease. In 1936 the company bought the freehold of the hotel.</p> <p>The exterior of the hotel was modified between 1930 and 1949, presumably around the time it was purchased by Tooheys. Several doorways to the street were infilled or converted to windows, reducing the total entrances from Darling Street from five to three. The tiling scheme was also changed to reflect Toohey's standard designs. Timber sash windows also replaced earlier casement windows on the first floor.</p> <p>In 2001 the kitchen and bistro at the rear of the hotel were constructed. This was followed in 2004 by further modifications, including converting one room on the first floor to an office for the hotel.</p> <p>In 2008 the hotel reopened as a Belgian Beer Café. Several renovations were made, including repairs to the awning, refurbishment of the external doors and the beer garden, installation of new signage, and a new internal fitout. The beer garden was again refurbished, and the landscaping redone in 2010.</p> <p>In 2011 the hotel was renamed the East Village Hotel.</p> |
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| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

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| APPLICATION OF CRITERIA | |
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| Historical significance SHR criteria (a) | <p>The East Village Hotel has historical significance to the Inner West as a long-running Victorian-era hotel which is the sole remaining hotel operating in Balmain East. The hotel, built in 1875 by baker Frederick Leach as the Commercial Hotel, originally occupied only the western portion of its street frontage, with a bakery and greengrocery on its east. The East Village Hotel was one of the last built in this area of Balmain, which began to develop from the 1830s onwards. As the centre of population and commerce moved westward as Balmain expanded, many of the earlier hotels opened in Balmain East closed, and few remained in operation to the mid-twentieth century. Since the closure of the Shipwrights Arms Hotel (1844) in 1965, the East Village Hotel has been the sole operating hotel in the suburb out of an original eight. The East Village Hotel has significance as evidence of the historical hotel trade in Balmain East, associated with the area's industrial past.</p> <p>The East Village Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The East Village Hotel is associated with nineteenth-century baker Frederick Leach, who constructed the East Village Hotel on land he had purchased in 1868. While Leach's association with the hotel is strong, its importance to the local area is questionable and does not meet the threshold of significance.</p> <p>The East Village Hotel does not meet the threshold of significance under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The East Village Hotel, constructed in 1875, is a fine example of an early Victorian hotel building which makes a distinctive contribution to the streetscape of Darling Street, Balmain East, at the commercial / public centre of Balmain East.</p> <p>Significantly the building retains its overall original form and design integrity, with hipped roofs, chimneys, and painted rendered walls (scored in ashlar style) above the awning. The exterior of the hotel has aesthetic significance, which is in part attributed to alterations and tiling of walls below the awning from the mid-twentieth century and its having a modern 'rear' addition.</p> <p>The interior of the East Village Hotel retains little of significance in the ground floor interior; however, the modified open bar areas retain evidence of the original layout in the ceiling. On the first floor the original hotel room layout includes original timber floorboards, doors, architraves, skirtings and fireplaces (and grilles), and later windows and ceilings, which are significant. The basement, although not currently used, retains its likely original small footprint, floor trap access and early keg chute in the side wall. The basement is also significant.</p> <p>The East Village Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the East Village Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the East Village Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The East Village Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The East Village Hotel has potential to demonstrate combined retail and hotel use of a main street building, and the different phases of hotel development corresponding to changes in licensing laws and community expectations. Further investigation of the East Village Hotel is required in order to determine if the hotel has research potential in regard to hotel room layout (first floor), basement layout and opening up of ground floor interiors.</p> <p>The historical archaeological potential of the site has not been assessed. Given occupation of the site as a hotel since 1875, in an area of early development in Balmain, it should be assessed in order to</p> |

Heritage Data Form

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| | <p>determine if the site has research potential which could contribute to a better understanding of historical hotels and the local area.</p> <p>It is not known whether the East Village Hotel could meet the threshold of significance under this criterion.</p> |
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| Rarity SHR criteria (f) | <p>The East Village Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The East Village Hotel does not meet the threshold of significance for this criterion.</p> |
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| Representativeness SHR criteria (g) | <p>The East Village Hotel, constructed in 1875, is a fine example of an early Victorian-era commercial building which retains its simple early form and fabric. The wall tiling is also demonstrative of Toohey's influence on the design of hotels in Sydney in the early twentieth century, in response to changing patterns of use.</p> <p>The East Village Hotel meets the threshold of significance at a local level under this criterion.</p> |
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| Integrity | <p>The East Village Hotel retains its overall original built form including pitched roofs and chimneys. Above the awning, the timber windows and roof cladding replaced in 1930–1949 have had a minor impact on significance. Unless evidenced to be original to the building, the post-1949 timber shutters detract from an authentic presentation of the building.</p> <p>Tiling of the under-awning wall areas and changed fenestration, though not original, is part of the evolution of pub design in the early twentieth century and should be conserved.</p> <p>Modern rear additions to the hotel do not preclude legibility of the original built form of this pub from the rear, or from the side laneways.</p> <p>Internally the hotel has undergone successive changes from the 1930s or earlier. The current ground floor fitout, which has no significance, may conceal some evidence of the original shop and pub layout. On the ground floor original fabric remains such as ceilings. The first floor interior of the hotel retains original layout and fabric, and modifications of 1930–1949, most of which are considered significant. The small basement cellar retains its original keg chute in the adjacent laneway.</p> |
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HERITAGE LISTINGS

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|---------------------------|--|
| Heritage listing/s | C3 The East Balmain Heritage Conservation Area |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|---|---|---------|---|
| Title | Registrar General | Primary Application No 33056 | 1939 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 5032 Fol 166 | 1939 | NSW Land Registry Services |
| Archival Record | Tooth & Co | West End Hotel, cnr. Mullens and Reynolds Street, Balmain, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |
| Article | Peter Reynolds | 'From Johnston Street to Cameron's Cove' | 1985 | Leichhardt Historical Journal no. 14. |

Heritage Data Form

RECOMMENDATIONS

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| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in The East Balmain Conservation Area (C3), it is recommended that the East Village Hotel at 82–84 Darling Street, including interiors, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the East Village Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the overall original form, hipped roofs, chimneys, painted rendered walls (scored in ashlar style), suspended awning, and wall tiles to the ground floor exterior. - No new openings should be made on the street façade of the hotel building, and existing openings should not be enlarged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute. On ground level it is chimney breasts, ceiling beams and cornices. On the first floor this includes the original hotel room layout, pressed metal ceilings and cornices, and early timber floorboards, windows, doors, architraves, picture rails, skirtings and fireplaces. - Future rear additions should not compromise the hotel's significant qualities, and vertical additions should be avoided over the main original built form. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes the post-1950 window shutters., which are intrusive. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
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SOURCE OF THIS INFORMATION

| | | | |
|---|---|--------------------------------|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 9 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | East Village Hotel, viewed from Darling Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

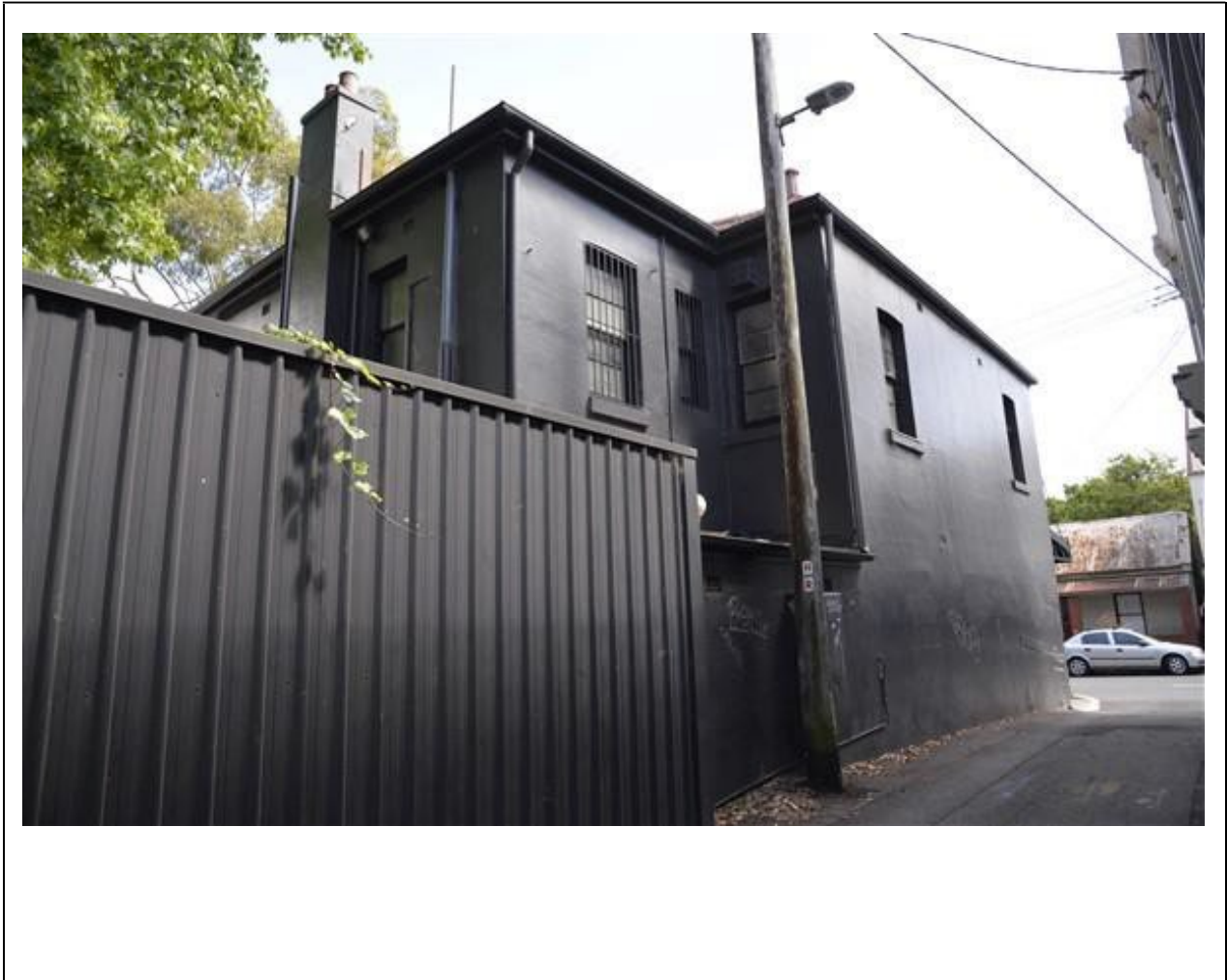


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | View of East Village Hotel from Union Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-------------------------------------|-----------------|--------------|-------------------------------|--------------|
| Image caption | East Village Hotel—basement cellar. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | East Village Hotel interior—ground floor. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |

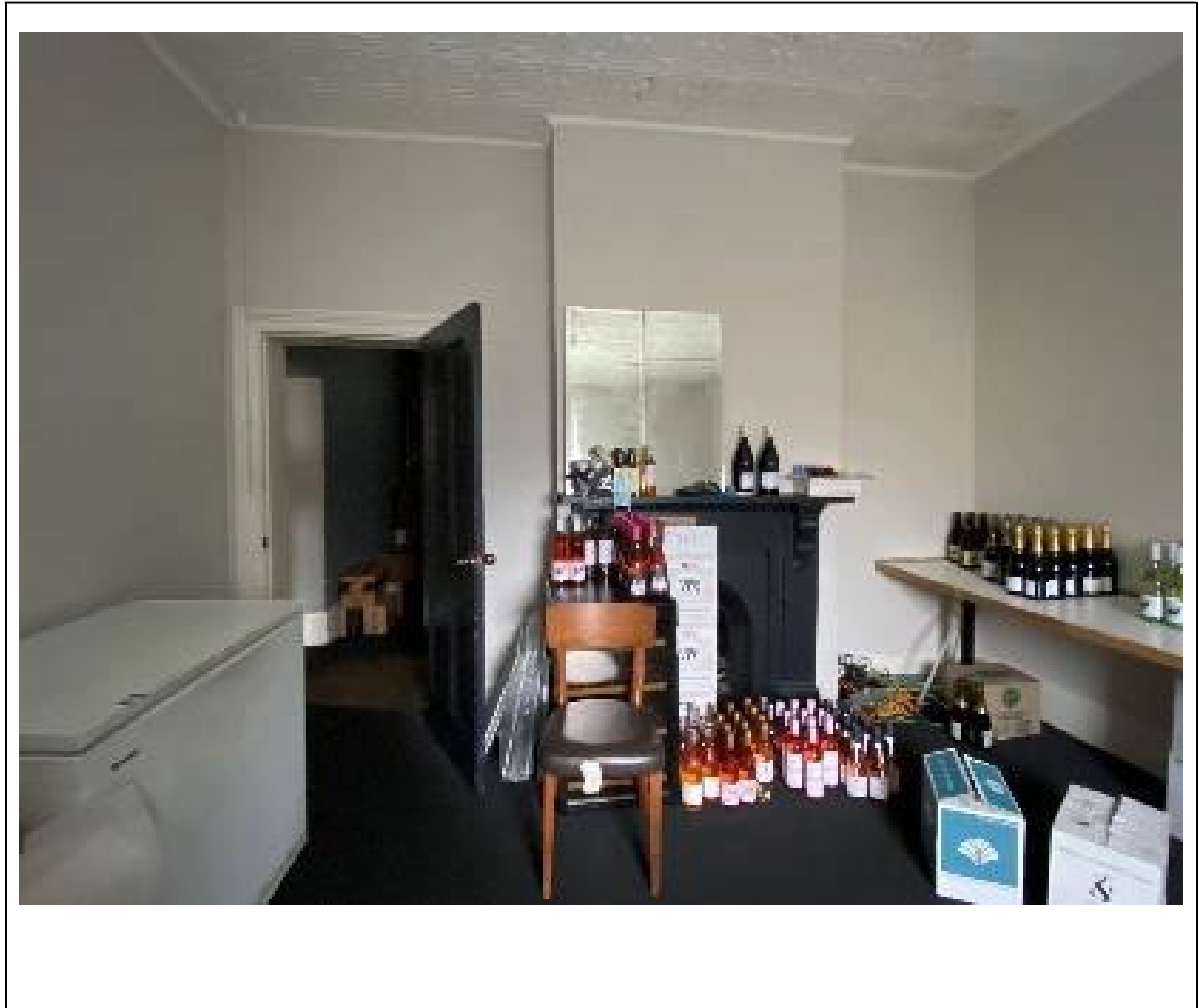


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | East Village Hotel interior—first floor. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---------------------------|-----------------|------------|-------------------------------|--|
| Image caption | East Village Hotel, 1930. | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---------------------------|-----------------|------------|-------------------------------|--|
| Image caption | East Village Hotel, 1949. | | | | |
| Image year | 1949 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--------------------------------|-----------------|------------|-------------------------------|--|
| Image caption | East Village Hotel, post-1949. | | | | |
| Image year | Unknown | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |

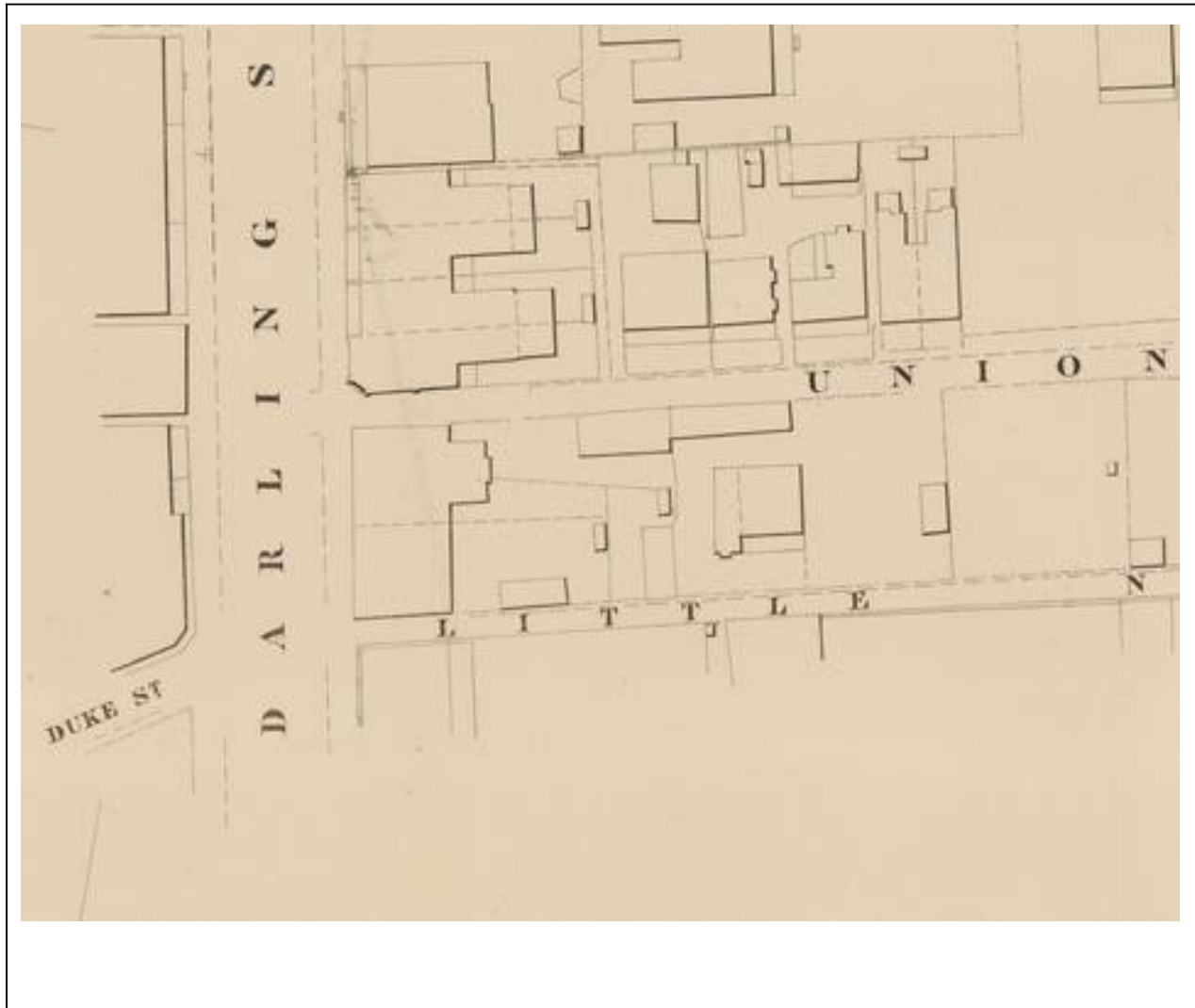


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|------------------------------|-----------------------------------|-------------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No. 22, Balmain, showing the footprint of the East Village Hotel. | | | | |
| Image year | 1888 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|-----------------|---|-----------------|
| Name of Item | Garry Owen Hotel, including interiors | | | | |
| Other Name/s Former Name/s | | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 778 | | | | |
| Street name | Darling Street | | | | |
| Suburb/town | Rozelle | | Postcode | 2039 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/65624 | | | | |
| Location - Lat/long | Latitude | -33.865974000000001 | | Longitude | 151.167002 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Garry Owen Hotel has heritage significance for historical and representative values at a local level to the Inner West. Built in 1881, the hotel coincides with an early phase of residential development of the suburb of Rozelle. Purchased by Tooth & Co in 1900 and remodelled in 1920-1921, the hotel has historical significance for its ability to evidence the commercial development and promotion of major breweries like Tooth & Co in the early twentieth century. The hotel is a representative example of an uncommon typology of hotel which addresses only one street despite being built on a corner lot, running counter to the conventional design of corner hotels in the Inner West. The Garry Owen is a good example of such a building, which is of significance to the local area as a variation of Victorian-era hotel design. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|------|-------------------------------|------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/maker | | | | | | |
| Physical Description | <p>The Garry Owen Hotel, built in 1881, is a two-storey Victorian period brick hotel building. The hotel is located on a corner site at the intersection of Darling Street and Matilda Street, at the position where Darling Street becomes Balmain Road. Although on a corner site, the building has been designed with limited secondary access along Matilda Street and Regent Street at the rear.</p> <p>The hotel is constructed of rendered painted brick. It has a corrugated metal skillion roof concealed behind a parapet. Along Darling Street the building features a decorative parapet with a central shallow, simple pediment with a distinctive rendered cornice running the length of the building and large 'pilasters' at each end of the building. Lettering in the pediment features reads '1920', with 'GARRY OWEN HOTEL' in the frieze below the cornice, flanked by a simple four-square motif. The secondary elevation along Matilda Street is unadorned.</p> <p>A traditionally influenced two-level verandah at the front of the building below the frieze panel is a recent addition. The verandah is accessed from the first floor by modern timber french doors with fanlights. Along Matilda Street at this level there are four fixed-pane timber-framed windows.</p> <p>The ground-floor façade retains the majority of the original openings, with some modifications including a doorway which has been infilled for modern windows. The wall is clad in modern painted tiles, with no evidence of the original wall tiles. Around the corner are additional entrances and windows. Doors and windows are of modern timber and glass construction, with fanlights over the doors.</p> <p>Along Matilda Street the side entrance remains in its original overall form, but the timber framing has been altered. Two of three original windows remain further along this façade.</p> <p>At the rear of the building is a single-storey contemporary rear extension.</p> <p>The keg chute, accessed from the footpath on Matilda Street, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Garry Owen Hotel has been altered and the interiors refurbished. Despite modifications, the hotel has been maintained for continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1881 | Finish year C.1886 | 1881 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1920-1921—Remodelling by Tooth & Co. Original cantilevered balcony is removed and replaced by a suspended awning. The parapet is remodelled in the Interwar style and the ball finials removed. Dark tiling and banding is applied to the ground floor exterior.</p> <p>1954—The basement cellar was deepened and expanded. Minor alterations to the public bar, dining room and kitchen. New entrances were made into the building and fanlights above the entrances were replaced with louvres.</p> <p>2000—Alterations and additions to the managers accommodation at the rear of the hotel.</p> <p>2002/3—The suspended awning is replaced with the current timber balcony. Tiling to the hotel was possibly removed during these works, though this might have occurred earlier.</p> <p>2016—Hotel is refurbished. Modifications to the bathrooms, gaming room and kitchen on the ground floor. On the first floor a new bar was built and part of the manager's residence converted to bar use.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.

In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that

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| | <p>remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Toheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Garry Owen Hotel</p> <p>The Garry Owen Hotel was constructed in 1881 on land owned by Robert Symonds, who purchased many corner lots in the area which later became hotel sites. The hotel was named after the Garry Owen Estate, owned by John Brennan, which later became the Callan Park Asylum.</p> <p>In 1900 the hotel was purchased by Tooth & Co. In 1920–1921 Tooth & Co spent over £3,000 on alterations to the hotel. Works likely included the removal of the original cantilevered balcony for replacement with a suspended awning. The parapet was also modified to reflect the Interwar style. The earlier finials and rendered cornices were removed and replaced with the current parapet and the date '1920', indicating the year in which the works were completed. Dark tiling with light banding was applied to the front of the building.</p> <p>In 1937 a report recommended women be allowed into the hotel, which was rebuffed by the licensee at the time, Henry Pickard. According to him he did not want women's parlour or saloon trade and wanted women out of hotels altogether.</p> <p>In 1954 the basement cellar was deepened and enlarged. Minor alterations were also made to the public bar, dining room and kitchen and new entrances made into the building. Fanlights were also removed from entries and replaced with louvres. Further remodelling occurred in 1956, though no details of the works has been found.</p> <p>In 1968 Tooth & Co were advised the hotel was earmarked for acquisition by the Department of Main Roads for a proposed expressway in the mid 1970s, though it never went forward.</p> <p>In 1982 Tooth & Co sold the freehold to the Chioatto family for \$500,000</p> <p>Alterations to the managers accommodation at the rear of the hotel were made in 2000.</p> <p>In 2002/3 the suspended awning was removed and replaced with the current timber balcony. The tiling to the hotel were possibly removed during these works, though may have been removed earlier..</p> <p>In 2016 the hotel was refurbished, with modifications to the bathrooms, gaming area and kitchen. A new bar was formed on the first floor, with part of the manager's residence converted to bar use.</p> |
|--|---|

| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

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| APPLICATION OF CRITERIA | |
|--|---|
| Historical significance SHR criteria (a) | <p>The Garry Owen Hotel has historical significance to Rozelle and the Inner West as long running hotel in continuous operation since 1881. The Garry Owen Hotel was constructed during the early suburban development of Rozelle and is reflective of the type and scale of hotels built to serve the new working-class neighbourhood, having significance as a remnant of the area's initial residential development. The hotel was purchased by the major Australian brewer, Tooth & Co in 1900 and remodelled in 1920-1921 during a period of widespread acquisition and promotion of the brand through hotel ownership and renewal. The hotel evidences the historic evolution in hotel design under the ownership of one of Australia's largest breweries in the early twentieth century and the company's response to the changing socio-economic circumstances.</p> <p>The Garry Owen Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Garry Owen Hotel is associated with leading Australian brewer, Tooth & Co, who owned the hotel from 1900 and remodelled it. While this is a strong association, it is of questionable significance to the local area.</p> <p>The Garry Owen Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Garry Owen is a two storey Victorian-era brick hotel building built 1881 which was remodelled in 1920-1921 in an Interwar design. The building has an uncommon design for a hotel building on a corner site, addressing only Darling Street with minimal access on Matilda Street. Despite its unusual design, the hotel is modified and does not exemplify a particular style which would allow it to reach the threshold of significance, with elements such as the timber posted balcony detracting from the design of the building.</p> <p>The Garry Owen Hotel does not meet the threshold of significance for this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Garry Owen Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Garry Owen Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Garry Owen Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Garry Owen Hotel has potential to demonstrate the different phases of hotel development corresponding to broader changes in socio-economic circumstances. Potential further investigation of the Garry Owen Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Garry Owen Hotel could meet the threshold of significance under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Garry Owen Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, and aesthetically distinctive, it is neither rare nor unusual.</p> <p>The Garry Owen Hotel does not meet the threshold of significance for this criterion.</p> |
| | The Garry Owen Hotel is a good example of a Victorian era hotel with Interwar modifications that |

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|---|--|
| Representativeness SHR criteria (g) | <p>represents an uncommon type of hotel building in the Inner West. Constructed in 1881 and modified by Tooth & Co in 1920-1921. the Garry Owen hotel addresses only one street despite being constructed on a corner lot, running counter to the conventional use of both street fronts in hotel designs from the era. The hotel has significance for its ability to demonstrate the form, style and massing of this uncommon variation to hotel design in the Inner West.</p> <p>The hotel also has representative value for its ability to demonstrate how hotels were renewed by large breweries like Tooth & Co in the early twentieth century to improve the image of the hotel trade. The Garry Owen demonstrates the class of Victorian-era hotel which received less substantial modifications by the brewery, resulting in an eclectic mix of elements.</p> <p>The interior of the Garry Owen Hotel is considered likely to retain original features in some areas</p> <p>The Garry Owen Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The Garry Owen Hotel is moderately intact externally, having undergone several phases of modification. The overall form of the building is intact and generally reflects its 1920-1921 form, such as its Interwar parapet and primary fronting to Darling Street, but is overlaid by contemporary fabric such as the timber posted balcony. The patterns of openings are mostly as they were in 1920-1921, though some windows on the first floor have been converted to French doors. A doorway has been converted to a window on the ground floor. Windows and doors are mostly contemporary, except for one remaining timber sash window on Matilda Street.</p> <p>The form of the building on Matilda Street is generally more intact, though it has been modified with a replacement rear wing. Generally, newer additions match the scale of the earlier wing. Intrusive privacy boards have been installed along this elevation, which covers some of the services from the street. At the rear of the hotel is a modern infill addition which covers a former yard.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric from 1881 to the 1950s in some areas.</p> |

HERITAGE LISTINGS

| | |
|---------------------------|-----|
| Heritage listing/s | N/A |
| | |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|---|---|---------|--|
| Title | Registrar General | Primary Application No 15624 | 1909 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 2001 Fol 40 | 1909 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Garryowen Hotel, Darling Street Rozelle Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

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RECOMMENDATIONS

| | |
|------------------------|--|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • It is recommended that the Garry Owen Hotel, including interiors, at 778 Darling Street, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Garry Owen Hotel including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the primary frontage to Darling Street, limited access from Matilda Street, interwar pedimented parapet (including lettering and date), rendered cornice, pilasters, four-square motif, rendered façade, limited adornment to Matilda Street, fanlights to openings, keg chute, and original sash windows on the Matilda Street facade. - No new openings or enlargement of openings should be made on the street facade of the hotel building, except to restore the doorway converted to a window. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the suspended awning or cantilevered balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes the timber posted balcony, which conceals much of the façade, and signage. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
|------------------------|--|

Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-----------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential - Pubs) | Year of study or report | 2022 |
| Item number in study or report | 23 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | February 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Garry Owen Hotel from across Darling Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

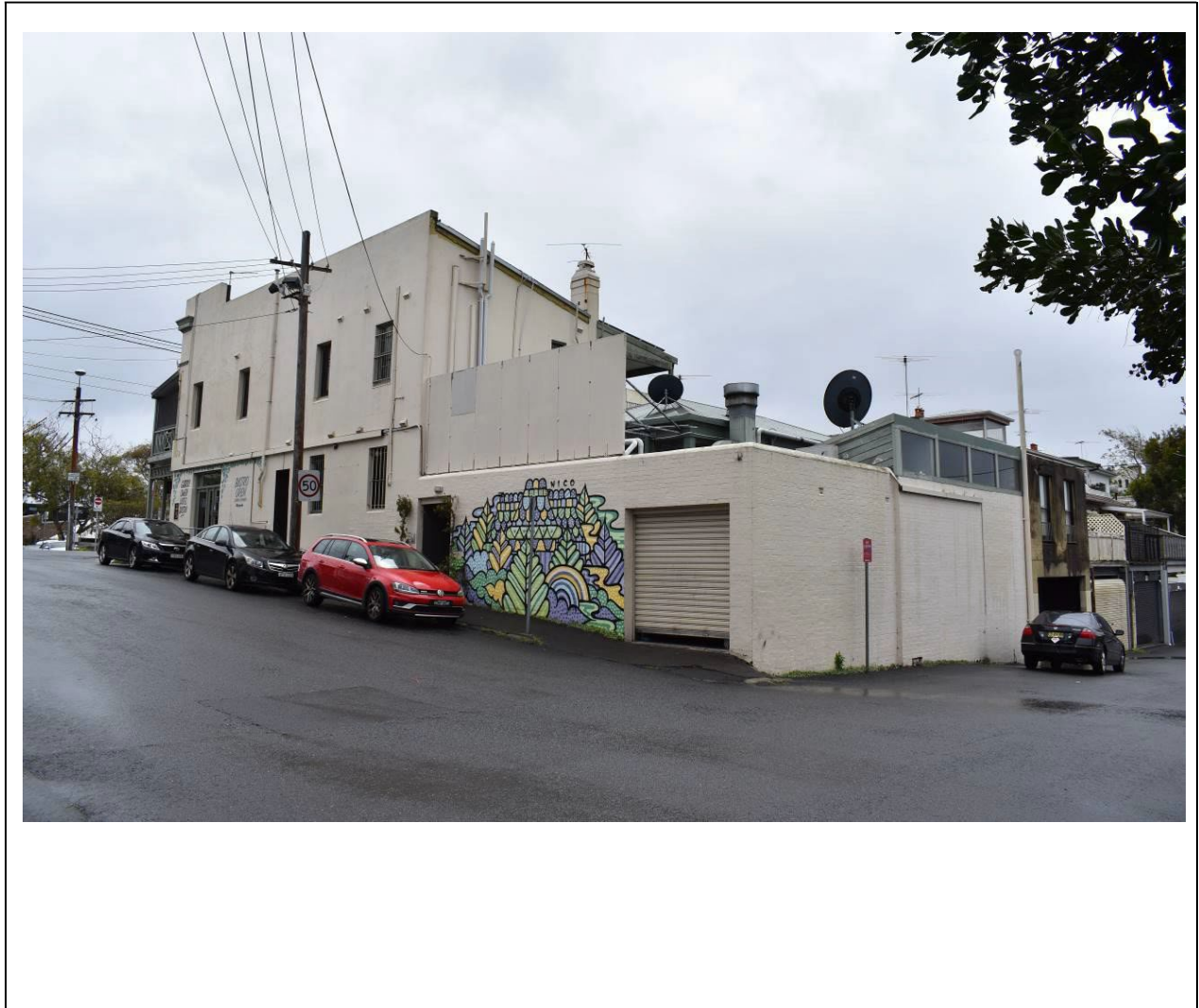


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The west elevation of the Garry Owen Hotel viewed from Regent Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

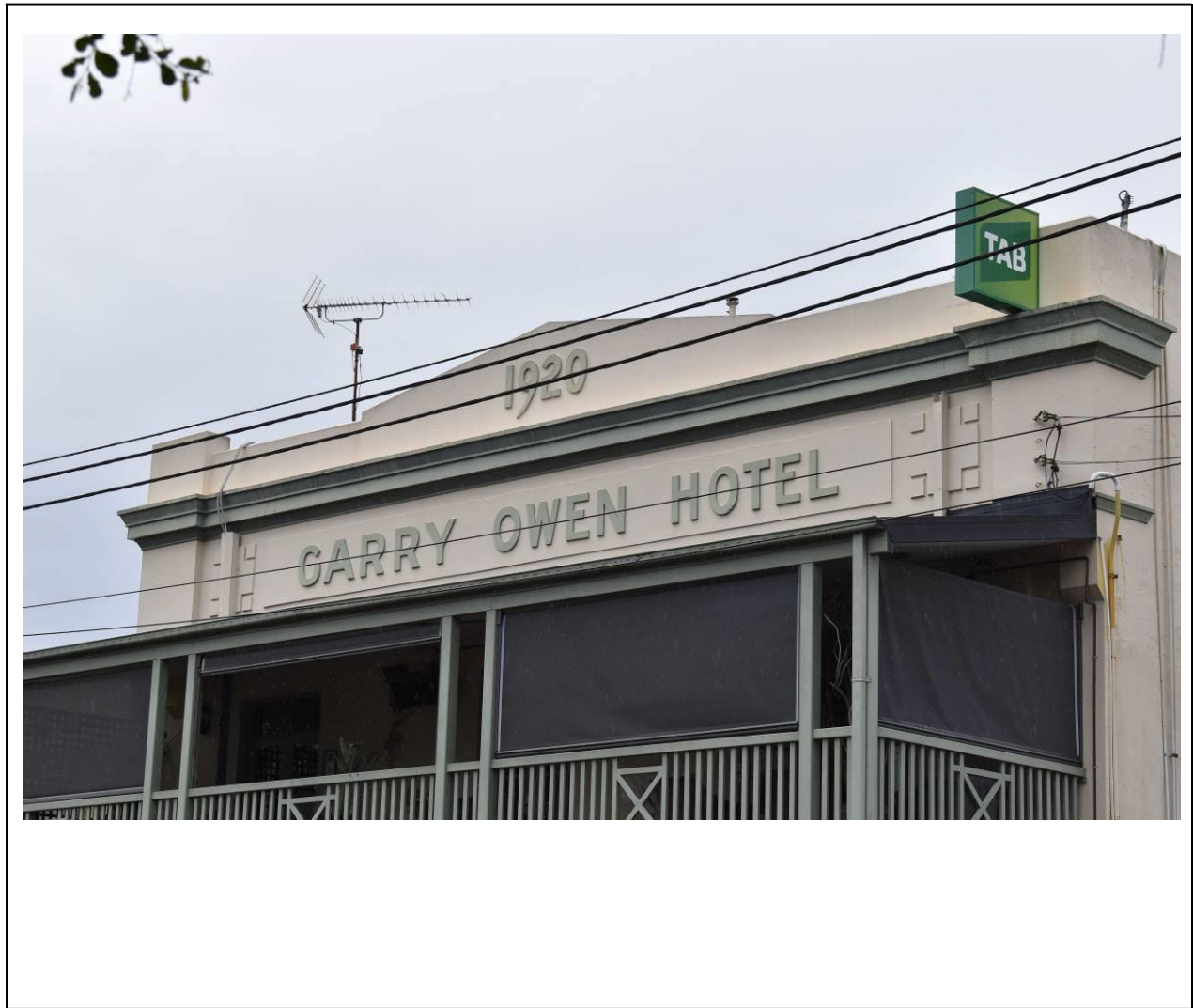


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Detail of the Garry Owen Hotel's parapet. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

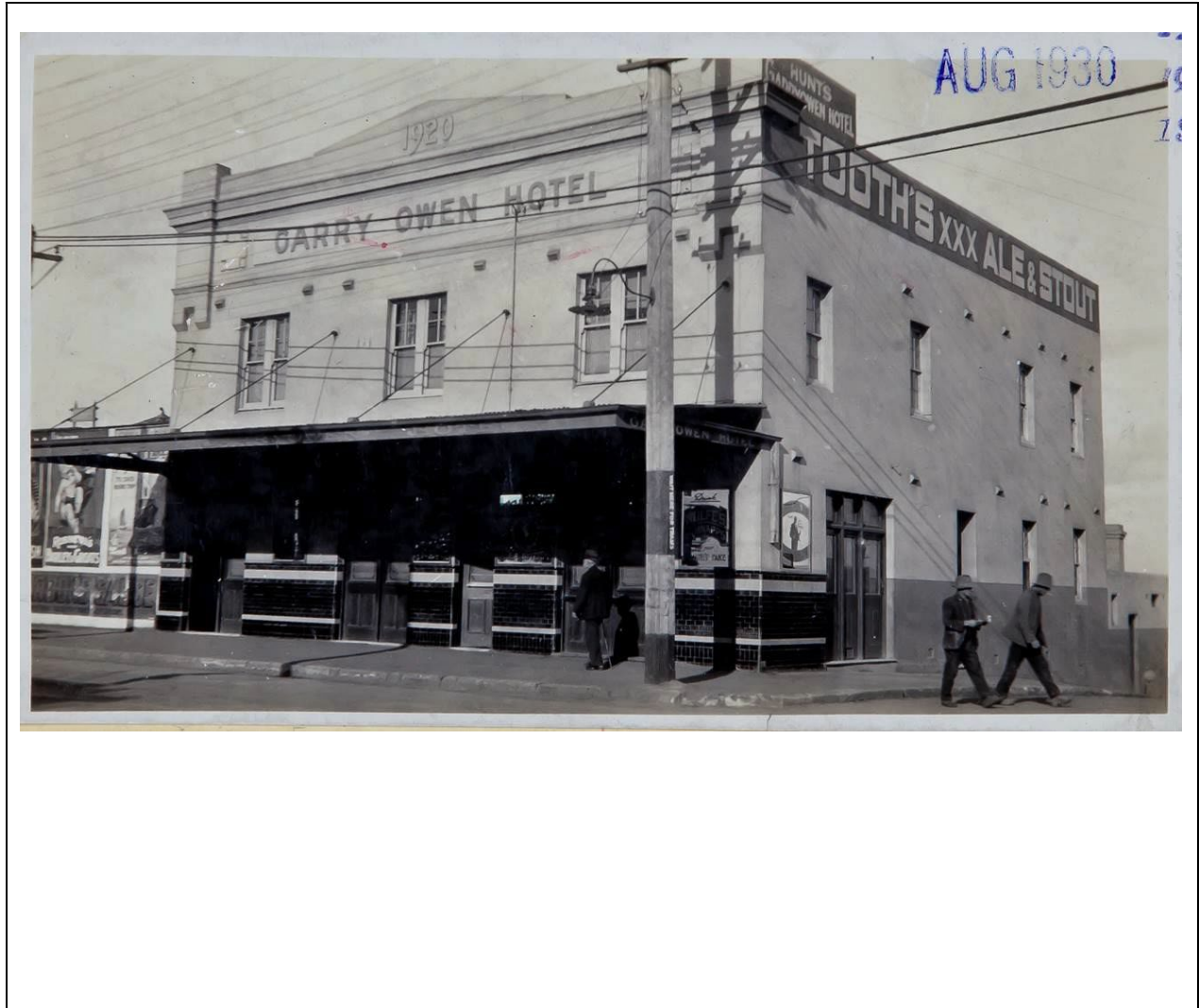


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-----------------------------|-----------------|------------|-------------------------------|--|
| Image caption | The Garry Owen Hotel, 1930. | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |

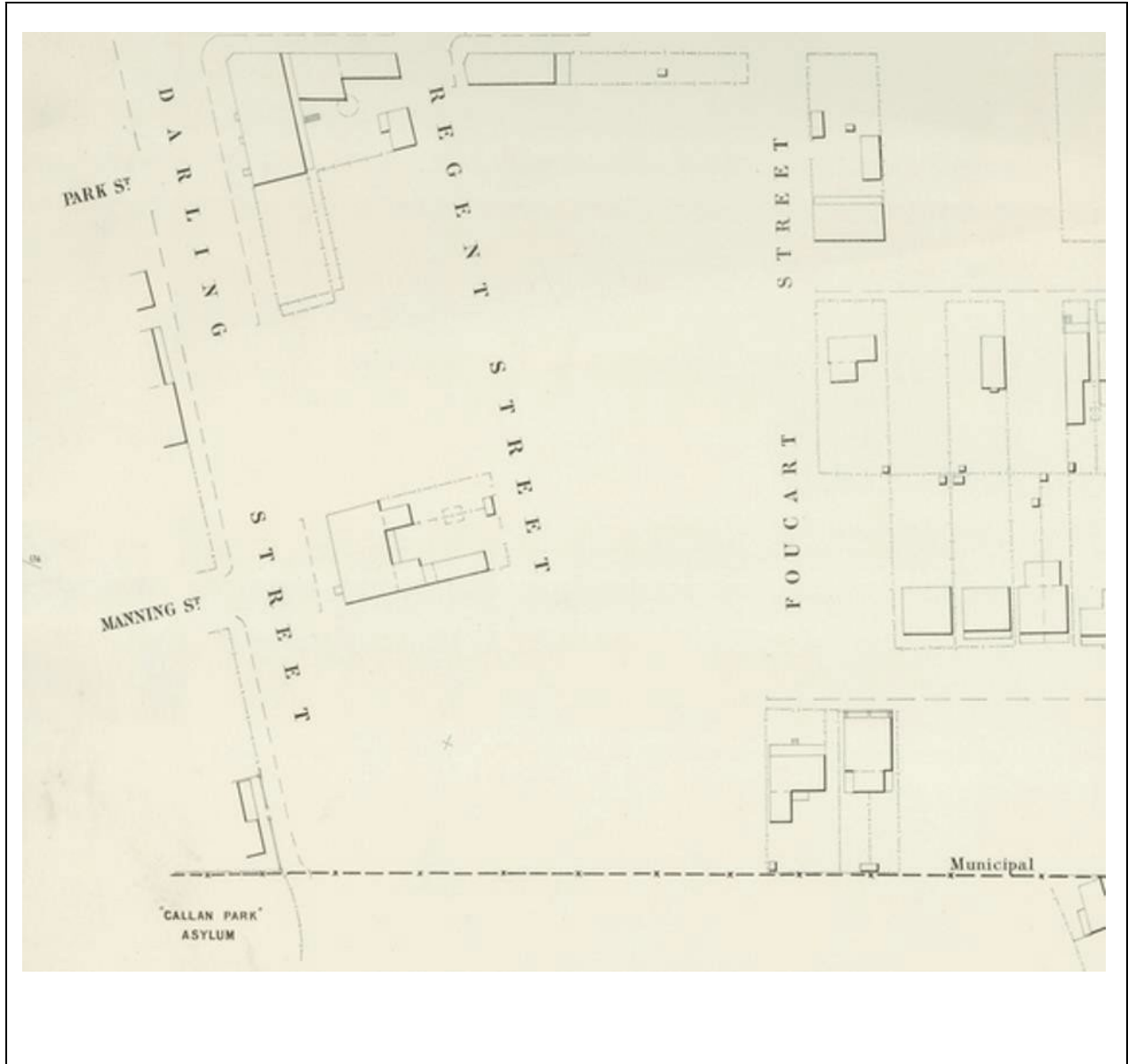


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 73, Balmain, showing the footprint of the Garry Owen Hotel. | | | | |
| Image year | 1890 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|-----------------|---|--------------------|
| Name of Item | Livingstone Hotel, including interiors | | | | |
| Other Name/s Former Name/s | | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 116 | | | | |
| Street name | New Canterbury Road | | | | |
| Suburb/town | Petersham | | Postcode | 2049 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 111/838108 | | | | |
| Location - Lat/long | Latitude | -33.896839999999997 | | Longitude | 151.15257099999999 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Livingstone Hotel has significance for historic, aesthetic and representative values to the Inner West at a local level as a hotel in continuous use in Petersham since 1899. Built in 1898-99 for Tooth & Co, hoteliers-brewers, and upgraded by them in c1913-1919, the hotel was constructed during a period of decline for the hotel trade in the Inner West reflecting the changing social attitudes and morals stemming from the influence of the Temperance movement. The hotel evidences the historic development of Petersham and is one of the few hotels built in the area at the turn of the nineteenth century. It is linked to the demand for hotels during a period of economic growth and development in Sydney. The hotel has landmark qualities, as it is prominently situated at the corner of Livingstone Road and New Canterbury Road. It has aesthetic and representative significance as a large Federation era hotel in the Regency style. The hotel demonstrates the evolution of hotels under the ownership of large Sydney breweries and the company's investment in local hotel design and refurbishment to promote their brand and identity among a new clientele. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

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| DESCRIPTION | | | | | | |
|--|---|------|-------------------------------|------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/maker | | | | | | |
| Physical Description | <p>The Livingstone Hotel, built c1898 and remodelled in c1913-1919 (including additions), is a three-storey Federation period Regency style hotel building which commands a prominent corner site at the intersection of New Canterbury Road and Livingstone Road, Petersham. The corner is formed by three other buildings of various periods and architectural styles. The hotel occupies a large and usually shaped block, with a carpark at the rear of the hotel site. Its primary façade is along Livingstone Road to its east, with a splayed corner facing the intersection of both streets. At the street frontage, the building steps down to two storeys and then on to a small later addition at the southeast. A large modern outdoor balcony has been added to the rear of the building, overlooking the carpark. The building is constructed of brick, which is rendered and painted facing the street and just painted at the side and rear. A parapet conceals the roof and has a moulded cornice with rectangular plaster panels above. Below the cornice is a rectangular banded frieze with vertically fluted decoration. Fenestration of the upper floors is regularly spaced. Windows of the upper floors are mostly 12-pane double-hung timber-framed sash windows with moulded architraves and projecting sills. On the first floor two of these windows are missing the mullions and now have single-pane sash windows. The second floor has two bracketed Juliet balconies with metal balustrades overlooking Livingstone Road. These are accessed via pairs of french doors, which have fanlights over.</p> <p>The suspended awning wraps the façade, and although not original fabric, it appears to be in the original location as indicated by original awning stays.</p> <p>The ground floor has undergone some alterations but retains ashlar render and moulded detailing (render on the timber architraves) around the windows and doors. Single entry doors on the splayed corner façade are timber-framed, full-height glazed with glazed fanlights above. On the Livingstone Road façade there are three single half-glazed timber-framed doors with glazed fanlights above. Three double doors with the same configuration provide access on this façade also. Some doors have original/ early push plates.</p> <p>The keg chute, accessed from the footpath on the splayed corner, indicates a basement cellar. The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Livingstone Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been well maintained for continued operation as hotel. The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1898 | Finish year C.1886 | 1899 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1913—Alterations to the first floor interior and construction of the single storey addition to the east elevation.</p> <p>c1913-1919—The original balcony is removed, and doors remodelled into windows the match the originals. Small Juliet balconies are added to the second floor.</p> <p>1947—Internal renovations.</p> <p>1952—Public bar is renovated, and external bathrooms moved to the interior with the structures demolished.</p> <p>1963-64—Joinery of the first and second floor is repaired. A kitchen and dining room is created on the first floor</p> <p>1965—The carpark at the rear of the hotel is created.</p> <p>1967—The public bar is remodelled.</p> <p>Mid 1990s—The hotel was renovated and the raised beer garden addition made to the rear of the hotel.</p> <p>2006—Interiors refurbished.</p> <p>2013—Upper-level accommodation changed to ancillary space for the ground level hotel.</p> <p>2020—extensive interior renovations.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.

In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that

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remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

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After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Livingstone Hotel

The Livingstone Hotel was constructed in 1898-99 by Tooth & Co on land they had purchased that year. A Metropolitan detail map from 1894 (Marrickville Sheet No. 2) shows an earlier row of four buildings, possibly shops, which were demolished to make way for the hotel.

On construction the Livingstone Hotel was a large and well-appointed hotel, with a timber posted awning over the ground floor and a truncated balcony to the first floor. The interior layout of the hotel was rigidly separated, with multiple private bar partitions to the public bar. Two shopfronts on New Canterbury Road were also constructed as part of the development in the same design, though they operated separately to the hotel. These were demolished and rebuilt prior to 1985.

The first operators of the Livingstone Hotel were Henry Forster and his wife L. Forster, who leased it from Tooth & Co in 1899. Tooth & Co's ownership made the hotel a 'tied-house', with the publicans obligated to sell only their beer as part of the leasing arrangement. The hotel was the most damaged building in a heavy thunderstorm in July 1908, with hail breaking through the roof of the rooms and causing chaos to patrons and furniture.

The hotel was originally emblazoned 'LIVINGSTONE HOTEL FORSTERS' and had ornate decoration and a balcony running the full length of the upper levels. In 1913 there were minor alterations made to the first floor interior by Spain and Cosh Architects. A small public urinal addition was added to the east façade during these works, and a fire-escape built to the rear. Plans for the works show the balcony and awning was still in place. It is likely this was removed between 1913-1919, with Tooth & Co recording £7,825 worth of works made to the building prior to 1919. Small juliet balconies were added to the second floor of the building with the works, resulting in the present design.

Internal renovations took place in 1947. Robert Allan was the licensee until his death in 1947, when his sons took over. His obituary states that he was licensee for over 20 years; however, the Hotel Card records him taking over in 1937.

In 1952 the public bar was again renovated. The bathrooms were also moved during these works, probably resulting in the demolition of outbuildings used for this purpose which can be seen in the original plans for the hotel.

In 1963-64 works were undertaken on the first floor, including repairing joinery and creating a kitchen and dining room on the first floor. In 1965 the carpark at the rear of the hotel was formed, with alterations allowing deliveries to the rear of the hotel. The public bar was again remodelled in 1967. By 1975 Tooth & Co had purchased much of the surrounding land, including a lot facing to Maria Street. These additional parcels of land were leased separately by Tooth & Co, like the two original shopfronts facing New Canterbury Road.

Plans of the hotel from 1989 by Tooth & Co show that the layout of the ground floor and first floor had been altered over the course of the past 90 years, with the layout evolving to open up the bar interiors and provide more room for accommodation on the first floor. The second floor is shown to have experience less modification, with the basic pattern of rooms remaining mostly intact.

The hotel was renovated in the mid 1990s, with the addition of the rear beer garden above the carpark. The hotel was again refurbished in 2006. In 2013 more substantial works were made to

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| | change the use of the first and second floor from accommodation to ancillary space for the hotel. Most recently extensive interior renovations were made in 2020. |
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THEMES

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| National historical theme | Building settlements, towns and cities Developing Australia's cultural life |
| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Livingstone Hotel has historical significance to the Inner West as a continuously operating hotel situated at a prominent intersection in Petersham. It reflects the historical growth of Petersham and of its high street in response to broader shaping forces. Constructed in 1898-99 for brewers-hotellers, Tooth & Co, the Livingstone Hotel was built at the very end of the nineteenth century during a period of decline in the hotel trade. The hotel ran counter to the trend of hotel closures at the turn of the century, opening to service to the growing population of the Petersham area despite the increasing influence of the Temperance movement. The Livingstone hotel evidences the historical evolution the brewing industry and the commercial investment in local hotels and architectural design in the early twentieth century. In c1913-1919 the hotel was remodelled by Tooth & Co, removing the balcony, and modifying the façade, modernising the existing building to promote their brand and products to a new clientele.</p> <p>The Livingstone Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Livingstone Hotel is associated with the prominent Australian company, Tooth & Co, brewers and hoteliers, who owned and built the hotel from 1898, later remodelling it in c1913-1919. While this is a strong association, it is of questionable significance to the local area.</p> <p>The Livingstone Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Livingstone Hotel is a good example of a three storey Federation-period hotel building designed in the Regency style. Reflecting its local importance, the hotel is a landmark building on Petersham's high-street. Its high-profile corner site at the intersection of Livingstone Road and New Canterbury Road contributes to its aesthetic merit, as does its scale and relationship to the historic patterning of the neighbourhood. Built in 1898-99 and remodelled in c1913-1919, the hotel has a refined façade composed of simple forms and sparse classical details. This includes the visually restrained panelled parapet, moulded entablature, smooth rendered finish, 12-pane timber sash windows and architraves, and the subtle quoins. Below the awning, later Interwar embellishments associated with the remodelling contribute to the aesthetic quality of the building, which is enhanced by characteristic commercial hotel elements such as the metal awning, doorways with early push-pads, and fanlights. The interior of the Livingstone Hotel is considered likely to retain original features in some areas.</p> <p>The Livingstone Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Livingstone Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Livingstone Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Livingstone Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |

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| Technical/Research significance SHR criteria (e) | <p>The Livingstone Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Livingstone Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be gauged in order to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Livingstone Hotel could meet the threshold of significance under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Livingstone Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Livingstone Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Livingstone Hotel is a good, representative example of a Federation era hotel constructed on a main street in the Inner West. Built in 1898-99 for Tooth & Co, the hotel demonstrates elements of the Regency style, which was maintained through the remodelling of the hotel in c1913-1919. The Livingstone Hotel is demonstrative of the type of hotel built by large Sydney breweries such as Tooth & Co in the late nineteenth century. The hotel also shows how these breweries continually upgraded their hotels to promote their brand and products which is representative of the brewing industry's commercial investment strategy.</p> <p>The Livingstone Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The Livingstone Hotel is mostly intact in its c1913-1919 form externally, having undergone relatively limited modifications since that time. Above the awning all detailing on the street façade reflects the c1913-1919 remodel, excluding two windows on the first floor which have been changed from the original 12-pane type. Many of these windows were formed from earlier doorways which led to the original balcony, with the French doors of the second floor being converted from original windows. The awning is in its original location, though has been modified.</p> <p>Below the awning the hotel retains many original detailing associated with the c1913-1919 remodel despite modifications. This includes the ashlar render, moulded detailing, fanlights over the timber doorways. Some doors also have early push-plates, indicating they are original themselves.</p> <p>At the rear of the hotel is a contemporary concrete beer garden raised over the carpark. The carpark itself is wholly new fabric.</p> <p>Internally the hotel has undergone successive changes which may conceal some original fabric. The interior of the hotel is likely to retain original and early fabric and floor layouts, especially on the upper floors.</p> |

HERITAGE LISTINGS

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| Heritage listing/s | C25 Petersham Commercial Precinct Heritage Conservation Area |
| | |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-------|-------------------|------------------------------|------|----------------------------|
| Title | Registrar General | Primary Application No 14929 | 1908 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 1872 Fol 35 | 1908 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 12727 Fol 214 | 1975 | NSW Land Registry Services |

Heritage Data Form

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|---------------------|----------------------------------|---|---------|---|
| Archival Record | Tooth & Co | Livingstone Hotel, cnr. Livingstone and New Canterbury Roads, Marrickville—Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Architectural Plans | Various | Livingstone Hotel, Petersham—Tooth & Co Ltd Archive of Architectural Drawings of Hotels | Various | Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels. |
| Architectural Plans | Various | Livingstone Hotel—NRS-9590 Plans of Licensed Premises: Hotel Plans [Metropolitan Licensing Court] | Various | NSW State Archives & Records |
| Book | C Meader, R Cashmann & A Carolan | <i>Marrickville People and Places</i> | 1994 | Inner West Council Library |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

| | |
|------------------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in the Petersham Commercial Precinct Heritage Conservation Area (C25), it is recommended that the Livingstone Hotel, including interiors at 116 New Canterbury Road, Petersham be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Livingstone Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The three storey scale, form, character and details of the building should be retained and conserved, particularly the panelled parapet, moulded entablature, smooth rendered finish, 12-pane timber sash windows and architraves, quoins, timber french doors and juliet balconies, suspended awning, timber doors with early push-pads and fanlights, ashlar render and moulded detailing to the ground floor, and keg chute. - No new openings or enlargement of openings should be made on the street facades of the hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context, including when viewed from the south along Livingstone Road. Vertical additions should be avoided particularly over the main original built form and clarity of the original structure should be maintained. - Retention of full property boundary is encouraged (including areas currently used for parking) to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property |
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| | <p>should be assessed to determine whether it has the ability to yield information that is not available from other sources.</p> <p>The continued use of the building as a pub/hotel should be supported and is consistent with its history. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes.</p> <ul style="list-style-type: none"> • Further assessment is recommended following inspection of the interiors of the hotel. |
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| SOURCE OF THIS INFORMATION | | | |
|---|---|--------------------------------|---|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 17 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Livingstone Hotel viewed from the intersection of Livingstone Road and New Canterbury Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | View of Livingstone Hotel from Livingstone Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------|-----------------|---------|-------------------------------|--------------------------|
| Image caption | Livingstone Hotel, 1920. | | | | |
| Image year | 1930 | Image by | Unknown | Image copyright holder | Tooth & Co. ANU Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------|-----------------|---------|-------------------------------|--------------------|
| Image caption | Livingstone Hotel, 1985. | | | | |
| Image year | 1985 | Image by | Unknown | Image copyright holder | Inner West Library |

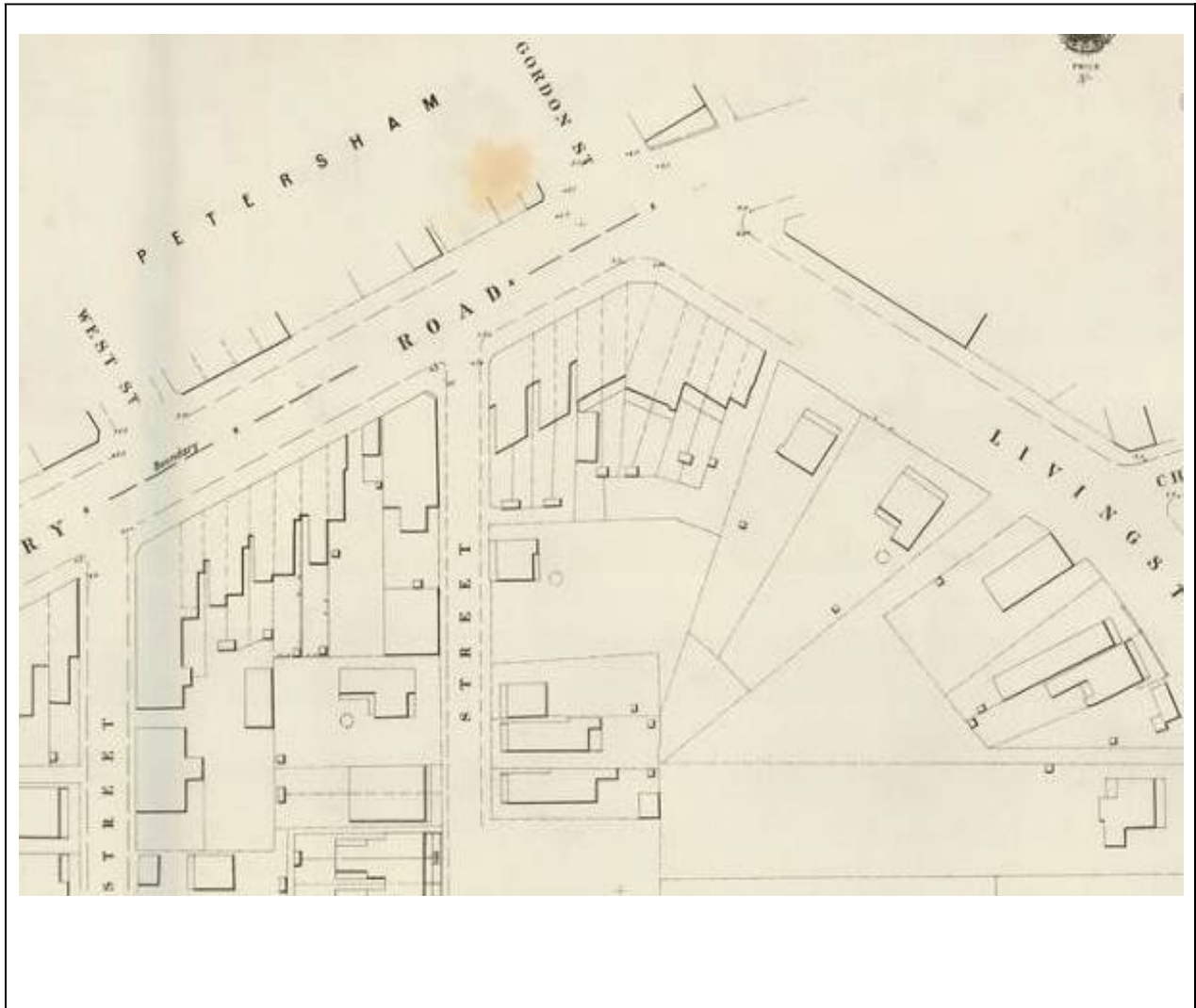


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 2, Marrickville, showing the footprint of the Livingstone Hotel. | | | | |
| Image year | 1894 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------------------|-----------------|---------|-------------------------------|-------------------|
| Image caption | Livingstone Hotel floor plans, 1909. | | | | |
| Image year | 1909 | Image by | Unknown | Image copyright holder | NSW State Records |

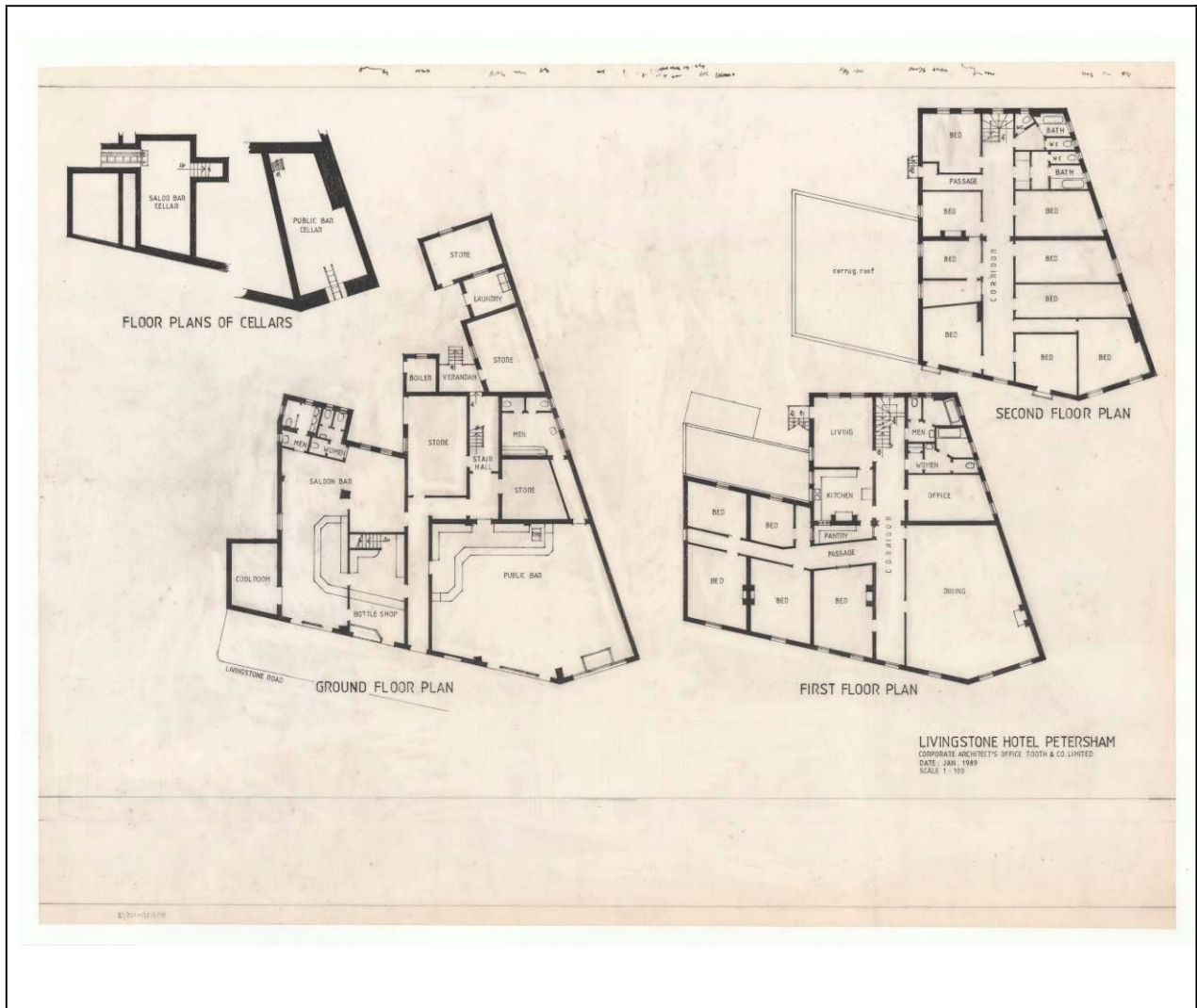


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------------------|-----------------|---|-------------------------------|-------------------------------------|
| Image caption | Livingstone Hotel floor plans, 1989. | | | | |
| Image year | 1989 | Image by | Corporate Architect's Office Tooth & Co Limited | Image copyright holder | Museum of Applied Arts and Sciences |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|------------|-----------------|---|--------------------|
| Name of Item | Native Rose Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Tattersalls Hotel, Ruby L'otel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 68 | | | | |
| Street name | Victoria Road | | | | |
| Suburb/town | Rozelle | | Postcode | 2039 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 161/1277145 | | | | |
| Location - Lat/long | Latitude | -33.865921 | | Longitude | 151.17242400000001 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private (commercial) | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Native Rose Hotel has heritage significance for its historical and representative values at a local level to the Inner West and Rozelle as an early hotel in continuous operation for over 140 years. Built in c1877, the hotel is part of the growth and development of the inner-city suburbs during the economic boom of the 1870s and 1880s following the gold rushes. The hotel evidences the area's working-class origins and the broader growth in industrial enterprise and labour. It demonstrates the demand for licensed venues for workers following residential subdivision and development of the area. The hotel is important for it has the ability to demonstrate the successive phases of commercial hotel development from the Victorian period to the twentieth century, having been remodelled by Tooheys in 1937 in a simplified inter-war Art-Deco style. The hotel is overall externally intact in its 1937 form and a good representative example of how breweries used contemporary architecture to promote and modernise their brand as they adapted to changing socio-economic conditions. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | |
|--|--|------|-------------------------------|------|--|
| Designer | | | | | |
| Builder/maker | | | | | |
| Physical Description | <p>The Native Rose Hotel is a two-storey Victorian brick hotel building constructed in c1877, extended prior to the 1930s, and remodelled in the Art-Deco style in 1937. The hotel is located on Victoria Road beside O'Connor Reserve (a former tram siding). Although not on a corner, the hotel has a splayed corner design to the reserve. The hotel has a one-storey contemporary addition to the south beside the reserve, which is joined by an enclosed courtyard to the hotel building. The one-storey addition is a contemporary glass design.</p> <p>The building is constructed of paint and rendered brick. It has a corrugated metal skillion roof concealed behind a 1937 Art Deco parapet. This parapet has a stepped profile and consists of face brick walls framed between rendered pediments with rendered vertical fins and face brick inserts. On Victoria Road the face-brick wall has been covered by a modern metal sign that reads 'NATIVE ROSE'. Some original rendered brick chimneys are intact.</p> <p>The first floor has regularly spaced double-hung timber-framed windows. On the splayed corner the windows have early rendered sills which are not found elsewhere on the building. A moulded cornice separates the first floor from the parapet. The building has a wraparound awning with a contemporary soffit lining.</p> <p>The ground floor street façade has undergone only minor alteration since the c1937 renovations. Its walls are covered with banded interwar tiles with diamond tile motifs facing Victoria Road, but it is rendered otherwise. Windows are timber-framed and are either fixed or double-hung sash type. Doors are double timber doors with glass panel inserts above which are Art Deco leadlight fanlights except on the door to the reserve.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | |
| Physical condition and Archaeological potential | <p>The Native Rose Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been well maintained for continued operation as hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | |
| Construction years | Start year C.1885 | 1877 | Finish year C.1886 | 1937 | Circa <input checked="" type="checkbox"/> |
| Modifications and dates | <p>Pre-1930—The hotel was extended on the north elevation to create a corner fronting to the tramway land (now a reserve)</p> <p>1936-37—The hotel was remodelled in an Art-Deco inspired design by Tooheys</p> <p>2006-08—The hotel closed for internal and external renovations. A deck was constructed at the rear of the site.</p> <p>2010—A roof and bi-fold glass doors are constructed over the rear beer garden and an acoustic wall installed. The interior layout of the bar and gaming room was modified.</p> <p>2015-2017—Major renovations to the interior, including modifications to the layout and relocation of the rear bar.</p> | | | | |
| Further comments | | | | | |

| HISTORY | |
|-------------------------|--|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> |

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From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Native Rose Hotel

The Native Rose Hotel opened in c1877 for publican John Moran on land originally purchased from a subdivision sale of lot 2, section 15 of the Balmain Estate. It was renamed the Tattersalls Hotel by publican James Gough in 1886.

A metropolitan detail map from 1891 (Balmain Sheets 67 & 68) shows the original Native Rose Hotel structure occupied the southern portion of the lot and addressed Victoria Road only.

In 1924 Ellen Moran, the widow of John Moran took out a mortgage with Tooheys Limited. From this period onwards the hotel was 'tied' to Tooheys by a lease given to the company by Ellen and her descendants. This required the publican to sell only Tooheys beers at the hotel. Tooheys retained the lease of the Native Rose Hotel until 1975, when the freehold title of the land fell to them.

An image on a Tooth & Co yellow card for the hotel from 1930 shows that the Native Rose Hotel had been extended into the northern side of the lot to take advantage over the corner of Victoria road and the tramway land adjacent (now the park). The outline of an earlier ogee profile balcony is visible on the Victoria Road façade, indicating this was a feature of the original hotel. It is unknown when these works occurred.

In 1936 the inheritors of Ellen Moran's estate, Ellen Mary Garrett and Ethel May Swain, signed a 35 year lease agreement for the hotel on the condition that Toohey's rebuild the hotel. By 1937 these works had been completed, which involved remodelling the hotel to its present Interwar Art-Deco inspired façade. The original Victorian parapet was removed in the works and tiling to the exterior was upgraded to reflect a typical Tooheys Interwar scheme. The arrangement of entrances was slightly modified, and extensions along the rear of the building added.

As the Tattersalls Hotel it enjoyed patronage from people waiting at the tram stop outside.

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| | <p>The hotel remained generally unchanged throughout the rest of the twentieth century. In 2006 the hotel closed for major renovations, including internal and external alterations the construction of a deck to the rear of the site. Works were completed in 2008/09 and the hotel reopened as Ruby L'otel.</p> <p>In 2010 the hotel was again modified, with modifications to the layout of the bar and gaming rooms. A roof and bi-fold doors were constructed over the rear beer garden during the works and an acoustic wall installed.</p> <p>Between 2015-2017 the hotel underwent major renovations to the interior, including modifications to the layout and relocation of the rear bar.</p> <p>In 2017 its name returned to the Native Rose Hotel.</p> |
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THEMES

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| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Native Rose is of historical significance to Rozelle and the Inner West as an early hotel site in operation since c1877. The Native Rose was constructed during the early suburban development of Rozelle in the 1870 and 1880s and is reflective of the growth of the area's population. The hotel is a tangible connection between the working-class origins of the suburb, whose population would frequent hotels like the Native Rose for socialisation and relaxation, having significance for its continued use over nearly 150 years but generations of Rozelle residents.</p> <p>The Native Rose Hotel also demonstrates the evolution of Victorian era hotels in the twentieth century, having been extended prior to the 1930s and remodelled in the Art-Deco style by Tooheys in 1937. It reflects how breweries such as Tooheys renovated and rebuilt existing hotels using contemporary architecture in the early 20th century to promote their brand and adapt to changing socio-economic circumstances.</p> <p>The Native Rose Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Native Rose Hotel is associated with Tooheys brewery, who leased the hotel from 1925 and owned it from 1937 onwards after renovating it. While this is a strong historic association with a major brewer, it is of questionable significance to the local area.</p> <p>The Native Rose Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Native Rose Hotel is a modest two-storey Victorian-era brick hotel building which was remodelled in the Interwar Art Deco style in 1937. The building retains elements of its earlier design, with Art Deco decorative elements limited to the parapet and tiling, leadlight fanlights, doors and windows below the awning. While of some visual interest the hotel is simplified in its form, reflecting a more utilitarian example of the Art Deco style which is not of sufficient quality to meet the threshold of significance.</p> <p>The Native Rose Hotel does not meet the threshold of significance for this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Native Rose Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Native Rose Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they</p> |

Heritage Data Form

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| | <p>cease to function as hotels, indicative of their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Native Rose Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Native Rose Hotel has potential to demonstrate successive phases of hotel development corresponding to changes in licensing laws and socio-economic conditions. Potential further investigation of the Native Rose Hotel is required in order to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Native Rose Hotel could meet the threshold of significance under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Native Rose Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Native Rose Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Native Rose Hotel is a representative example of a Victorian-era hotel building that was remodelled in an Interwar Art Deco style design by a major Australian brewery in the early 20th century. The hotel demonstrates how breweries used contemporary architectural styles to promote their brand and adapt to changing socio-economic conditions. The Native Rose Hotel demonstrates the scale, style and features of a Victorian-era hotel and the 'economy' of the inter-war period through the modest and utilitarian Art-Deco upgrade by Tooheys in 1937. These features are demonstrated in the legibility of its overall design, form and fabric, including the parapet, suspended awning, interwar tiling, timber doors, terrazzo thresholds, leadlight fanlights and timber framed windows.</p> <p>The interior of the Native Rose Hotel is considered likely to retain original features in some areas which may contribute to its ability to demonstrate this process.</p> <p>The Native Rose Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The exterior of the Native Rose Hotel is mostly intact in its 1937 form, when the Art Deco façade and Tooheys tiles were installed. Accretions to the Victoria Road facade are limited to signage on the parapet and first floor and security grilles to the windows. Doors, tiling, thresholds, leadlight fanlights and timber framed windows on this façade are original or early and contribute to the design of the hotel. The awning, while clad in modern fabric, uses the original cable stays.</p> <p>The north elevation facing the reserve is also mostly intact in its 1937 form, except for modifications to the single storey addition. This has been partially demolished from its original extent and doorways modified. Stairs have also been installed to the first floor of the hotel.</p> <p>The one storey glass addition at the rear of the site is modern and separated from the main hotel by an enclosed glass courtyard. A single storey wing joins the two structures together, but the legibility of the original hotel structure is preserved.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric in some areas.</p> |

| HERITAGE LISTINGS | |
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| Heritage listing/s | |
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Heritage Data Form

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|---|---|---------|--|
| Title | Registrar General | Primary Application No 51613 | 1975 | NSW Land Registry Services |
| Deed | Registrar General | Bk 1777 No 912 | 1937 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Tattersalls Hotel, Victoria Road, Rozell, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

| | |
|-----------------|--|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • It is recommended that the Native Rose Hotel, including interiors at 68 Victoria Road, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Native Rose Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the overall 1937 form, stepped parapet with rendered and face-brick design, rendered chimneys, timber double hung windows, early rendered sills, moulded cornice, suspended wraparound awning, interwar tiling to ground floor, timber doors, terrazzo thresholds, leadlight fanlights and timber framed windows. - No new openings or enlargement of openings should be made on the Victoria Road and reserve facades of the hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Additions should maintain the legibility of the main original built form from the reserve. - Vertical additions should be avoided particularly over the main original built form. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes signage to the parapet and first floor façade and security grilles to windows. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
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Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-----------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 25 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd | Date | June 2022 |
| | Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | | October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The northeast elevation of the Native Rose Hotel, viewed from the intersection of Victoria Road and Mackenzie Street | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Native Rose Hotel viewed from across Victoria Road | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The rear of the Native Rose Hotel, showing the contemporary glass enclosure around the beer garden | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Native Rose Hotel in 1930, prior to its remodelling by Tooheys in 1937 | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|-------------------------------|-----------------|------------|-------------------------------|--|
| Image caption | The Native Rose Hotel in 1960 | | | | |
| Image year | 1960 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 67 and 68, Balmain, showing the lot and footprint of the original Native Rose Hotel before it was extended prior to the 1930s. | | | | |
| Image year | 1891 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|---|------------------|--------------------|
| Name of Item | Queen's Hotel | | | | |
| Other Name/s Former Name/s | | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 167 | | | | |
| Street name | Enmore Road | | | | |
| Suburb/town | Enmore | Postcode | 2042 | | |
| Local Government Area/s | Inner West | | | | |
| Property description | Part 10/1120058 (excluding adjacent building to the west) | | | | |
| Location - Lat/long | Latitude | -33.898744999999998 | | Longitude | 151.17253199999999 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private (commercial) | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Queens Hotel has cultural significance for historic, aesthetic and representative values at a local level as an early hotel in Enmore that has been in operation for over 100 years. The Queens Hotel, first built in 1880, evidences the demand for new licensed venues that came with the historical development of Enmore and the growth of the working-class population in the late nineteenth century. The hotel's naming demonstrates the social esteem of Queen Victoria's reign. When the hotel was rebuilt in 1905, four years after Victoria's death, the generous scale and ornate design of the parapet included decorative moulded cornices, pilasters and floral motifs which frame the central pediment, featuring a statue of Queen Victoria within a niche. These architectural features are of aesthetic significance, demonstrating Federation Free Classical stylistic elements to the streetscape in an attractive and distinctive manner. The hotel is a good representative example of a Federation hotel building, reflecting the style and design of hotels from the first decade of the twentieth century, despite modifications. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | Local <input checked="" type="checkbox"/> | | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|-------------------------------|------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/ maker | Martin Danaher (1905 rebuild) | | | | | |
| Physical Description | <p>The Queens Hotel is a two-storey Federation brick hotel building constructed in 1905 to replace an earlier 1880 hotel building. The hotel has a frontage to Enmore Road, with rear access via Belmore Lane. It is part of the 'Queens Buildings' development, which includes the two shopfronts to its east. The shopfront directly to its west is also part of the hotel, having been integrated in 2006.</p> <p>The building is painted and rendered and has a corrugated metal hipped roof. This is hidden behind a large and ornate parapet which features a statue of Queen Victoria within a niche. The parapet has decorative moulded cornices, pilasters and floral motifs which frame the central pediment that contains the statue. Above the statue niche is a moulded arched pediment with the lettering 'Queen's Hotel'. The parapet wraps around the edge of the building and joins with the rest of the Queens Buildings to its east, which have similar detailing.</p> <p>Below the ornate parapet is a simple first-floor façade. This has three 12-pane timber-framed double-hung sash windows with segmented arch lintels, five if including the recently added shopfront to the west. Below is a metal awning, which is likely contemporary, although the awning stays are early.</p> <p>The ground floor façade was modified as part of major recent interior renovations and is contemporary. Half of the façade is tiled, while the other half is rendered. Doorways and windows are modern aluminium or timber framed.</p> <p>The interior of the Queens Hotel is highly modified, with little original fabric remaining. The basement cellar of the hotel is predominantly contemporary fabric, except nearest to Enmore Road. This area contains the original keg chute and the exposed joists of the original timber floor. The cellar is otherwise modern.</p> <p>The ground floor is also highly modified with a contemporary 'period' fitout. Remnant early or original fabric is limited to timber floorboards. At the rear of the hotel is a modern structure which contains a kitchen and forms the courtyard.</p> <p>The first floor of the hotel is also highly modified, with a similar contemporary 'period' fitout, including modern floors, moulded plaster ceilings and ceiling roses. Original fabric is limited to the timber sash windows to Enmore Road in the hotel building (not the former butchery) and an infilled doorway with a fanlight behind the bar area. Remnants of walls and a fireplace may correspond to an earlier layout of the hotel, but have been separated from their context by modifications.</p> | | | | | |
| Physical condition and Archaeological potential | The Queens Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown. | | | | | |
| Construction years | Start year C.1885 | 1905 | Finish year C.1886 | 1905 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>Late 1930s—The timber and cast iron balcony is removed from the front façade.</p> <p>By 1983—The ground floor façade has been modified, combining the two double doorways into a single entrance at the centre of the façade.</p> <p>By 2000—The pattern of entrances on the ground floor is modified again. The barrel arch lintels of the original doorways are removed and the original west door is converted to a double door.</p> <p>2006—The adjacent shopfront is integrated into the hotel by removing internal walls and creating openings between the two buildings. The first floor façade of the shopfront is modified to reflect the design of the Queens Hotel.</p> <p>2016—The interior of the hotel is extensively renovated. A new basement is constructed, and structural repairs are made. Most original fabric is removed in these works, with limited evidence of earlier fitouts and fabric retained in areas closest to Enmore Road on the first floor and in the basement. The ground floor façade is modified, changing the central entrance to sash windows and retiling the exterior.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs were built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas in the Inner West had a hotel. They were, however, predominantly concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to have a drink before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces such as tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a stable of architects such as Prevost & Ancher, Sidney Warden and Cyril Ruwald. This resulted in a certain design consistency in hotels of the era. New pubs were also built, though this was more unusual. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity amongst people.

Queens Hotel

The Queens Hotel opened prior to 1880. It was on land of the Ashley Estate which sold before the subdivision sale of the remaining land in the early 1880s.

The hotel was known as the Queens Hotel and was already an established pub when it went to auction in 1880. An advertisement for the sale noted the hotel had: '20ft frontage to ENMORE ROAD, with a depth of 120 ft ... built of brick, on stone foundation, with balcony in front and containing bar, 7 rooms, kitchen, and cellar, yard...'

The 20ft (6m) frontage of the hotel in 1880 is substantially smaller than the present hotel building,

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| | <p>which was constructed in a development called the 'Queens Buildings' in 1905 by builder Martin Danaher. This comprised the hotel and the neighbouring shopfronts to its east. Danaher was the owner of the hotel, and his estate continue to control the building following his death and was administered by a public trustee.</p> <p>In 1925 Tooheys began leasing the hotel and enforcing the sale of its beer to the licensees who sublet from them as a 'tied-house'. By 1954 Tooheys was no longer leasing the hotel, which reverted to being a free-house. In 1961 the hotel began selling Tooth & Co draught beer in addition to Tooheys. The new Queens Hotel featured an elaborate parapet with a statue of Queen Victoria, which still exists. It also had a wide timber and cast-iron verandah, which was removed in the late 1930s. The brickwork of the upper façade was originally unpainted.</p> <p>In 1974 the hotel was transferred from the Danaher Estate to Walter Lamerton, who later auctioned the hotel in 1976. At this time the hotel still had its upstairs accommodation rooms, comprising six bedrooms and two lounges on the first floor along with bathrooms and kitchens.</p> <p>By 1983 the ground floor façade had been modified to remove the tiling and enlarge the central entrance by removing a wall between two double doors.</p> <p>By 2000 the ground floor entrances had again been modified, changing the doorway on the west to a double door. The barrel arched lintels of the doorways had also been removed by this time.</p> <p>In 2006 the adjacent shopfront, 171 Enmore Road, was purchased and integrated into the hotel. This included the removal of internal walls on the first floor. This shop was previously a butchery, with some tiles retained showing evidence of this previous use. Images from the 2000s show the shopfront had a modern façade, which was updated during the works to match the fenestration and design of the 1905 hotel building.</p> <p>In 2015 the hotel was purchased by Merivale. The following year the interior of the hotel was extensively renovated, which involved construction of a new basement with access from Belmore Lane and structural repairs. Most of the internal layout of the hotel was removed during these works, with limited original fabric retained in the first rooms of the original hotel building to Enmore Road, such as the windows and original keg chute. The ground floor façade was also modified in the works, with the central entrance being converted to sash windows and the façade retiled. Signage above the awning was also removed in the works.</p> |
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| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

| APPLICATION OF CRITERIA | |
|--|--|
| Historical significance SHR criteria (a) | <p>The Queens Hotel has historical significance to the Inner West as an early hotel site in Enmore which has been in continuous operation since 1880. The Queens Hotel is associated with the development of Enmore Road in the late nineteenth century as a continuation of the shopping high street in Newtown that was established earlier in the century. The Queens Hotel is evidence of this development and the establishment of its working-class population, providing a tangible connection between the Federation era and now. The hotel also memorialises Queen Victoria, for whom the hotel was originally named, following her death in 1901. The prominence of the statue of Queen Victoria built in the 1905 rebuild by Martin Danaher reflects historical attitudes to the queen and the enduring image of her as queen.</p> <p>The Queens Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Queens Hotel is associated with builder Martin Danaher, who rebuilt the hotel in 1905, and Tooth & Co, which leased and later owned the hotel from 1925 onwards. While these are strong associations, they are of questionable importance to the local area and do not meet the threshold of significance.</p> <p>The Queens Hotel does not meet the threshold of significance for this criterion.</p> |

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| <p>Aesthetic significance SHR criteria (c)</p> | <p>The Queens Hotel has aesthetic significance as a two-storey Federation-era brick hotel building. Built in 1905 as part of the larger 'Queens Building' development, the Queens Hotel demonstrates elements of the Federation Free Classical style in its large, ornate parapet. This contains the bulk of the building's architectural detail, dominating the skyline and imparting a sense of added height to the building. The parapet, which combines moulded cornices, pilasters, floral motifs and a central arched pediment, frames the statue of Queen Victoria in a niche and is an attractive and distinctive element of the building which makes a strong, positive contribution to the streetscape. This is enhanced by the wraparound parapet to the west and the other half of the Queens Building development, which reflects a similar design. The simply decorated first floor façade with its original timber double-hung sash windows contrasts to the top-heavy design of the hotel, ceding focus to the parapet. Although the building is heavily modified below the awning, modifications do not detract from the quality of the hotel's façade, which is of aesthetic significance. The interiors of the hotel are highly modified and contain limited elements of aesthetic interest.</p> <p>The Queens Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Social significance SHR criteria (d)</p> | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Queens Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Queens Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Queens Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Queens Hotel is of limited value to researchers of the phases of historical hotel development, as evidence of earlier internal layout, fabric and fittings have largely been removed.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed prior to any proposed ground disturbance to determine whether the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>The Queens Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Queens Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Queens Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Queens Hotel is a good representative example of a Federation-era hotel designed in the Free Classical style. Above the awning the street façade reflects its original design, apart from the removal of the timber and cast-iron balcony in the 1930s. The hotel is demonstrative of the style of hotels constructed in the early twentieth century, showing the transition from ornate Victorian designs to more muted Federation and interwar styles. Interior modifications to the hotel have mostly removed its ability to demonstrate the layout, fittings and fabric of this era of hotel, though the limited original fabric retained in the basement cellar and on the first floor contribute to the significance of the hotel.</p> <p>The Queens Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The exterior of the Queens Hotel is intact in its original 1905 form above the awning, except for the security grilles to the windows, flagpole and the render over the brickwork. The hotel is joined to the adjacent building on the east, which is part of the Queens Buildings and reflects the original face-brick detailing. Below the awning the hotel is highly modified, with the pattern of openings changed and no original fabric evident. This has modified the street presentation from its original presentation. The awning itself is modernised, but uses the 1930s cable stays.</p> <p>At the rear of the hotel is a modern brick addition which provides access to the new basement and contains the kitchen. The adjacent shopfront to the west is now integrated into the hotel complex and</p> |

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| | has been modified to reflect the design of the original hotel building, but is entirely modern fabric. Internally the hotel has undergone several phases of modification. This has removed evidence of original layouts, fabric or fittings throughout most of the building, apart from areas closest to Enmore Road on the first floor and basement cellar. |
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HERITAGE LISTINGS

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| Heritage listing/s | C2 King Street and Enmore Road Heritage Conservation Area |
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| | |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-------------------|----------------------------------|---|------------------|---|
| Newspaper Article | <i>Sydney Morning Herald</i> | 'Advertising' | 7 Dec 1880 (p 9) | Trove |
| Archival Record | Tooth & Co | Queens Hotel, Enmore Road, Newtown, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Book | C Meader, R Cashmann & A Carolan | <i>Marrickville People and Places</i> | 1994 | Inner West Council Library |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

| | |
|------------------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities where future development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of management plans that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Queens Hotel at 167 Enmore Road, Enmore, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Assessment of any proposed development or works should consider its partner building to the east, which forms part of the Queens Buildings development. • Significant heritage attributes and elements of the Queens Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained through a heritage management document. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the large, ornate parapet, moulded cornices, pilasters, floral motifs, central arched pediment, statue of Queen Victorian in a niche, wraparound parapet to the west with lettering, original timber double-hung sash windows on the first floor, keg chute to Enmore Road, and suspended awning (except if reconstructing the timber and cast iron balcony). - Significant interior fabric and layouts should be retained and conserved. This is limited to fabric in the rooms closest to Enmore Road in the basement cellar and first floor, including the keg chute, timber floorboard joists, timber windows and architraves. |
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| | <ul style="list-style-type: none"> - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form. The adjacent building to the west, which is part of the hotel complex, is not original. It may be modified provided the wraparound parapet is not obscured. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the timber and cast-iron balcony, and wall tiles and original pattern of openings to the ground floor. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with contemporary best conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes the render to the brick façade. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none"> • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
|--|--|

| SOURCE OF THIS INFORMATION | | | |
|---|--|---|-----------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 29 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd | Date | June 2022 |
| | Inner West Council officers | | October 2024 |
| | Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | | |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Queens Hotel, as viewed from across Enmore Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

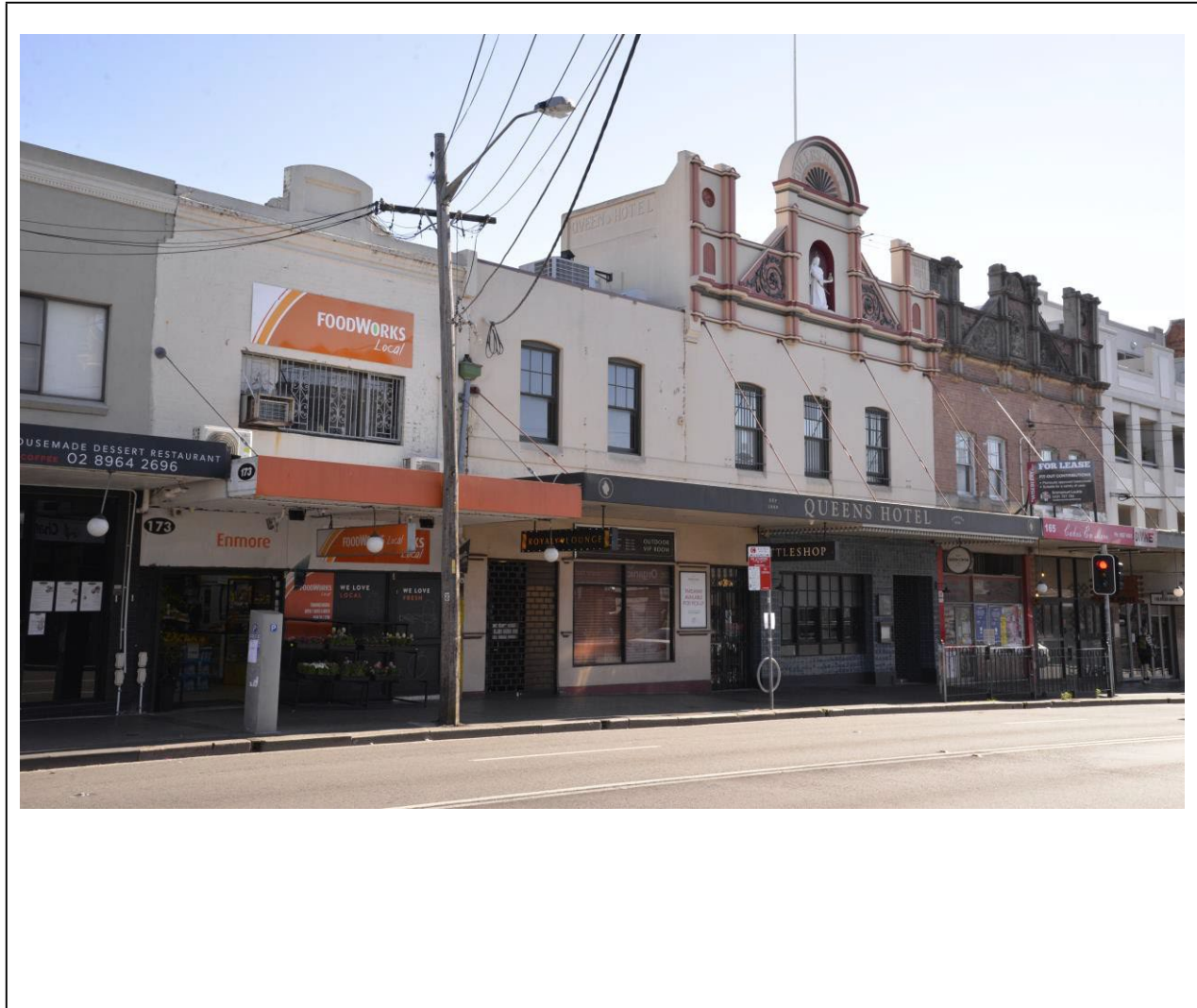


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Queens Hotel, as viewed from the west along Enmore Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

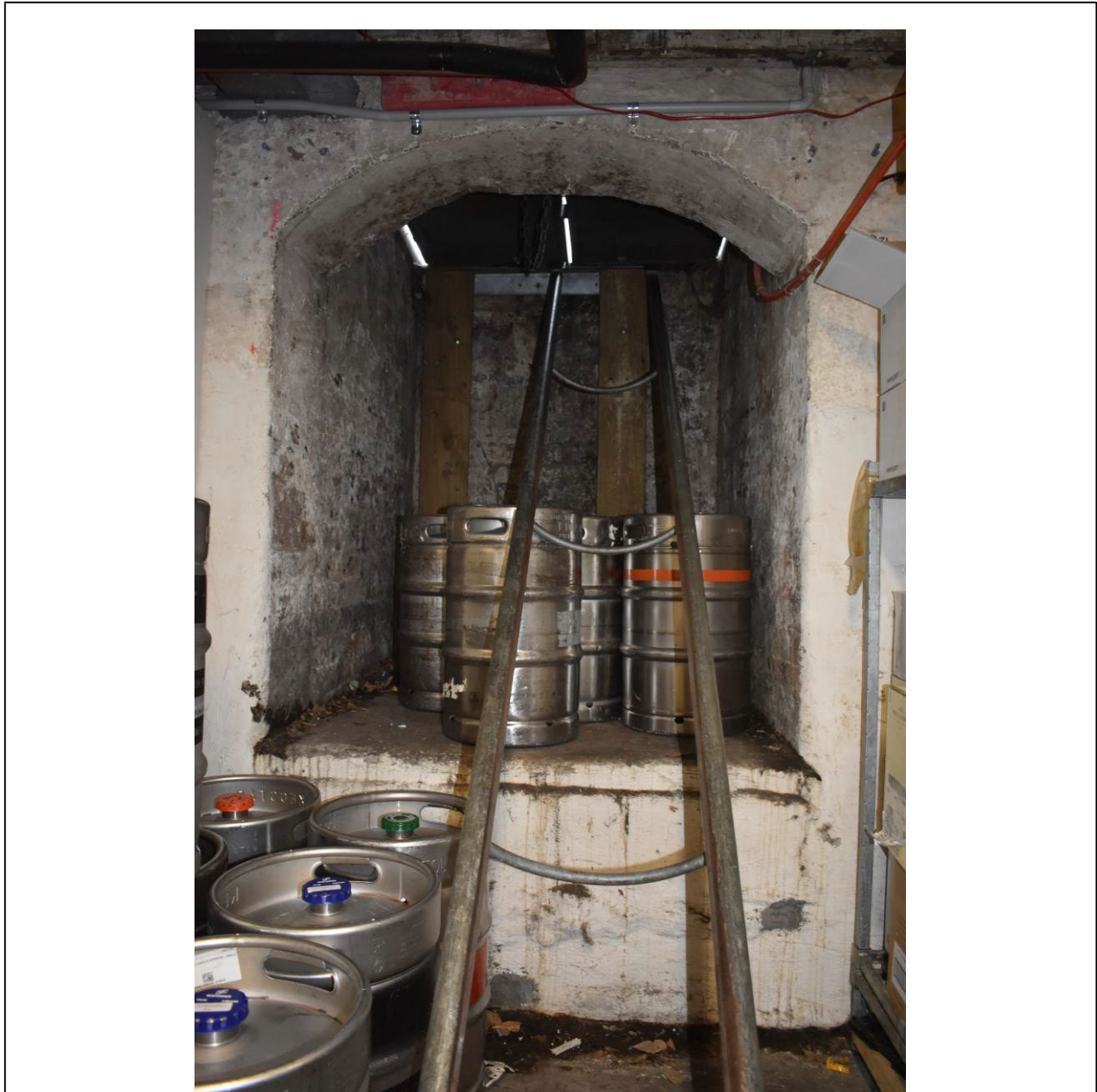


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The original 1905 keg chute below Enmore Road, which is now disused. There is limited original fabric in the interior of the hotel following substantial renovations in 2016. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The ground floor interior of the Queens Hotel, showing the 'period' style refit and early timber floors. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Queens Hotel in 1930, showing its original balcony that was removed within the following decade. | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---------------------------|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Queens Hotel in 1960. | | | | |
| Image year | 1960 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---------------------------|-----------------|---------|-------------------------------|---------------------------------|
| Image caption | The Queens Hotel in 1983. | | | | |
| Image year | 1983 | Image by | Unknown | Image copyright holder | City of Sydney Council Archives |

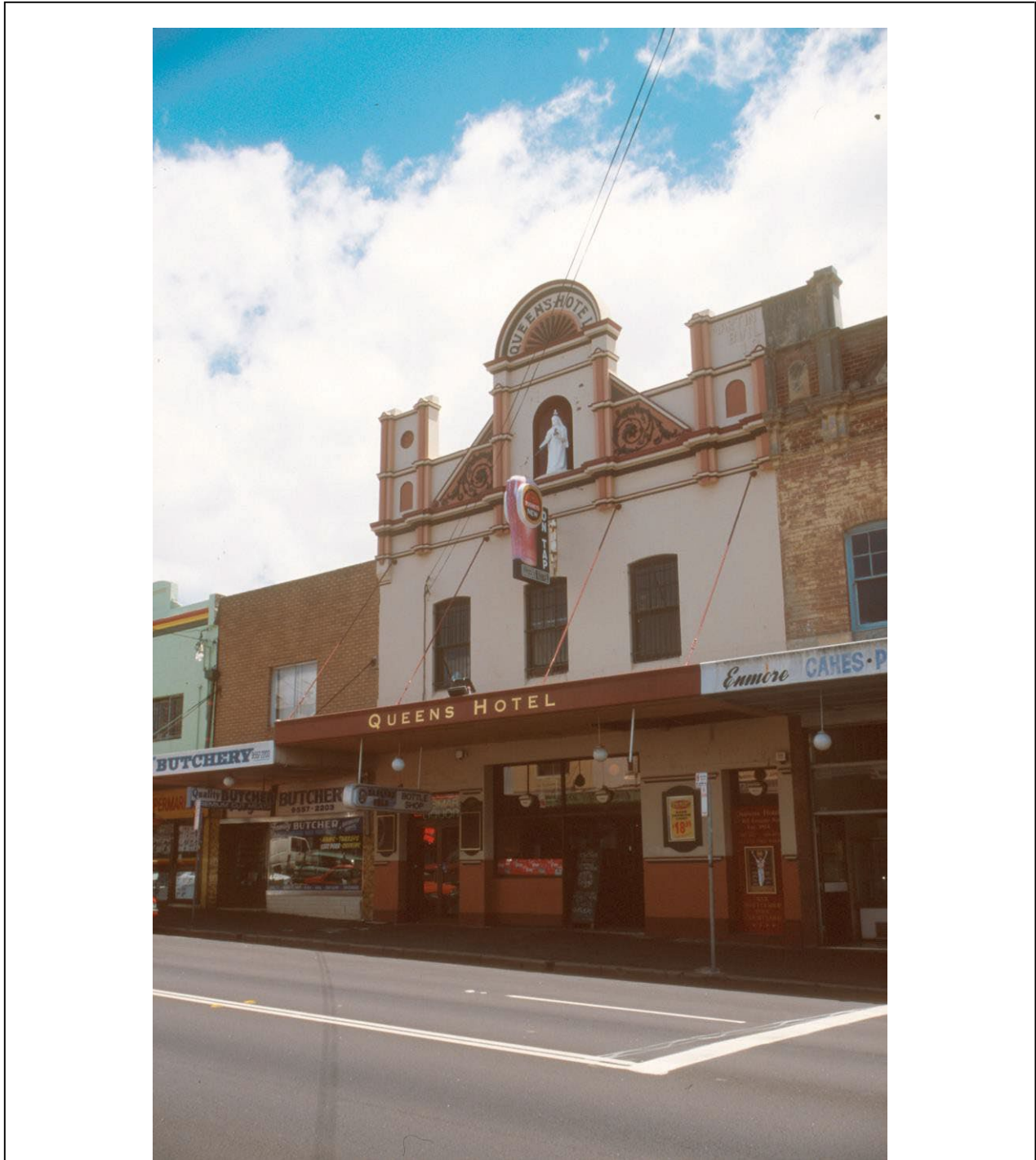


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|---------|-------------------------------|---------------------------------|
| Image caption | The Queens Hotel in 2000, prior to the integration of the adjacent butchery into the hotel complex. | | | | |
| Image year | 2000 | Image by | Unknown | Image copyright holder | City of Sydney Council Archives |

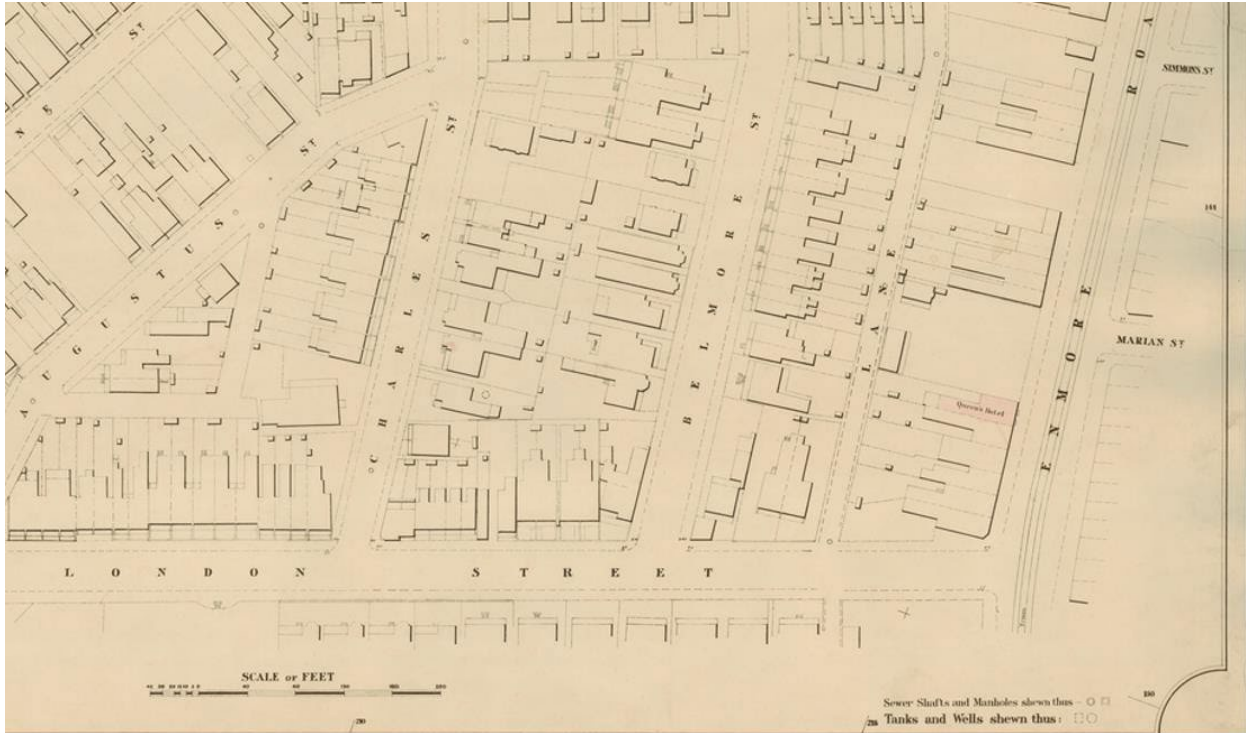


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No. 18, Newtown, showing the lot of the Queens Hotel, with the original hotel building footprint. | | | | |
| Image year | 1896 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|-----------|-----------------|---|--------------------|
| Name of Item | Sackville Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Bellevue Hotel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 599 | | | | |
| Street name | Darling Street | | | | |
| Suburb/town | Rozelle | | Postcode | 2039 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/124984 1/795779 1/795780 1/921944 | | | | |
| Location - Lat/long | Latitude | -33.86083 | | Longitude | 151.17149000000001 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Sackville Hotel at the corner of Darling Street and Wise Street, Rozelle has significance for historic, associative, aesthetic, technical and representative values at a local level as an early hotel in Rozelle and the Inner West. Initially known as the Bellevue Hotel, the Sackville Hotel was constructed privately in 1876. In 1881 it controversially lost its license, which was regained in 1888 following a community campaign and a substantial refurbishment of the hotel designed by Balmain Mayor EH Buchanan. The hotel has significance for its association with Buchanan and as evidence of the importance of hotels to the local community in the late nineteenth century. The hotel is a distinctive corner building making an important contribution to the commercial streetscape of Darling Street, along the main thoroughfare of the Balmain / Rozelle peninsular. The building's Victorian Regency style and three storey corner design has landmark qualities. Despite later modifications, it has aesthetic qualities and is a representative example of its style and of the evolution of hotel design. It demonstrates the form and layout of a Victorian hotel with significant interiors remaining, particularly on the first and second floors. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|------|-------------------------------|------|--------------|--------------------------|
| Designer | Mayor EH Buchanan (1888 refurbishment) | | | | | |
| Builder/ maker | Messrs. Hill and Higgins (1888 refurbishment) | | | | | |
| Physical Description | <p>The Sackville Hotel, built in 1876 and extensively renovated in 1888, is a three-storey Victorian period masonry hotel building. Imposing in scale, the hotel is prominent local landmark situated on the corner of Darling Street and Wise Street, Rozelle. The property comprises four lots. The corner is splayed. There are single-storey additions attached to each street frontage, both of modern design and relatively recent. A separate drive-through bottle shop was added in 1968 to the south of the hotel building along Darling Street, which is accessed from the carpark at the rear of the site.</p> <p>The hotel is constructed of rendered and painted brick. The building has a corrugated metal hipped roof, splayed at the corner, with narrow overhanging eaves. No original chimneys remain. The upper levels of the building have a rendered string course between the two floors. Immediately below the string course is evidence of the corner balcony; the rendered string course suggests the extent of the balcony was an equal distance along both elevations. The string course continues as a modern painted feature extending along Wise Street and to the building return on Darling Street. The building has regularly spaced windows, which feature projecting sills and moulded architraves. The splayed corner on these levels is marked by blind arched windows with projecting sills. On the first level the blind window has a traditional Victorian hood mould. The painted sign 'HOTEL SACKVILLE' on the wall adjacent to the upper-level blind window (Wise Street), seen in the 1930 photos, has been painted over. Windows are modern but have traditionally eight-pane detailed timber-framed double-hung sash windows.</p> <p>The suspended wraparound awning does not extend the full length of the building along Wise Street and has a modern soffit lining.</p> <p>The ground-floor wall has undergone substantial modification. The pattern of openings has been modified and large modern metal-framed and timber-framed glazed windows and doors replace original features. The building retains a corner entry, with additional modern doorways at other locations.</p> <p>The former keg chute was not located, but may be located behind planter boxes on Wise Street near the corner, where a pavement vent/grill suggests a basement below.</p> <p>Internally the pub retains evidence of its original layout and architectural features in the basement, ground floor and first floor.</p> <p>The small basement cellar, accessed by a floor hatch (and ladder) in the main bar, is limited to approximately 10m², possibly excavated into sandstone at the corner of Darling and Wise streets. It is not in current use in association with the bar.</p> <p>The ground floor of the original part of the building, although extensively modified to a large open layout with a modern fitout, retains some evidence of the original structure and pub layout (column and beam locations). Original ceiling detail, if remaining, would be concealed within modern suspended ceilings. The main bar, while traditionally detailed, is not original.</p> <p>The first and second floors retain the original hotel room layout with rooms facing both street frontages accessed from a wide central hallway featuring simple archways. Hotel rooms retain early basins. Shared bathrooms have modern fitouts. Most original architectural features on the upper levels remain intact including original timber floorboards (large areas patched with sheeting), double-hung windows, panelled doors, architraves and skirtings. Original lath and plaster ceilings and cornices are missing.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Sackville Hotel is in good condition and well maintained for its continued operation as a hotel, however, some fabric of the first and second floors is missing, or in need of repair, such as damaged floors and missing ceilings.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1876 | Finish year C.1886 | 1876 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1878 – hotel completed, and opened as the Bellevue Hotel on the present corner lot (Lot 1 DP 795779)</p> <p>C1888 – hotel refurbished to meet licencing requirements and a balcony was added</p> <p>1900 – hotel renamed the Sackville Hotel</p> <p>C1920s – balcony removed</p> <p>By 1968 – an adjacent shop building was demolished, and a bottle shop built (not the current building)</p> <p>C1960 – 70 – Hotel renovation, corner entry infilled, and doors modified</p> <p>Recent – rear extension added to the building and new bottleshop built.</p> | | | | | |

Heritage Data Form

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| Further comments | |
|-------------------------|--|

| HISTORY | |
|-------------------------|--|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> |

Heritage Data Form

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| | <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Sackville Hotel</p> <p>The Sackville Hotel was opened in 1876 as the Bellevue Hotel by publican Edward Higgins. It operated only for a short time before Higgins controversially lost his licence by transfer to the 3 Weeds Hotel, resulting in the Bellevue's closure from 1881 to 1888.</p> <p>In 1888 Edward's son Thomas Higgins was able to reopen the hotel with help from the local community and the 'optionists', who withheld their opposition. A major refurbishment of the building was required to meet the licensing requirements for new hotels, which required 30 or more rooms. A balcony was added to the refurbished building and reportedly had good views to the city and Parramatta River, indicating it might have reached the second floor. This refurbishment was completed in 10 weeks by builders Messrs. Hill and Higgins and was designed by Mayor EH Buchanan, who had also recently designed the Balmain Town Hall. The reopening of the hotel was attended by Mayor Buchanan and other notable locals.</p> <p>In 1900 the hotel was renamed the Sackville after the licensee's birthplace in Scotland.</p> <p>The hotel was owned by Tooheys by at least the 1920s, possibly earlier. The balcony was removed that same decade, possibly in keeping with a Balmain Council ordinance or possibly a result of modernisation by Tooheys.</p> <p>An image from 1930 shows the hotel had a painted exterior. A two-storey shop building was located to its south, where the present drive-through bottle shop is located. By 1968 this had been demolished and the bottle shop opened (which had since been rebuilt).</p> <p>A chimney at the rear of the hotel was removed in the 1950s. Checkerboard tiles were added to the exterior in the same decade.</p> <p>Between 1960 and 1970 the hotel underwent renovation. The corner entrance was infilled and the number of doors reduced. The awning was also modified to have a splayed corner like the building. In recent decades a rear extension was added to the hotel, including a beer garden. The interior has also been significantly modified. Between 1960 and 1970 the hotel underwent renovation. The corner entrance was infilled and the number of doors reduced. The awning was also modified to have a splayed corner like the building.</p> <p>In recent decades a rear extension was added to the hotel, including a beer garden. The interior has also been significantly modified.</p> |
|--|---|

| THEMES | |
|----------------------------------|--|
| National historical theme | Building settlements, towns and cities Developing Australia's cultural life |

Heritage Data Form

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| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation |
|-------------------------------|--|

APPLICATION OF CRITERIA

| | |
|--|---|
| Historical significance SHR criteria (a) | <p>The Sackville Hotel has historical significance to the Inner West as a long-running Victorian-era hotel in Rozelle which has been in continuous operation since 1888. The Sackville Hotel was first built in 1876 as the Bellevue Hotel and controversially lost its license by transfer in 1881 to the 3 Weeds Hotel. This was regained in 1888 following a community campaign and its substantial refurbishment designed by prominent local, Balmain Mayor EH Buchanan. The community driven campaign demonstrates the hotel was important to residents in the late nineteenth century.</p> <p>The Sackville Hotel also demonstrates the historical evolution of pubs in the Inner West. The hotel retains layers of original and early fabric associated with its initial construction and subsequent modifications by Tooheys, a major Australian brewery. The Victorian-era Sackville Hotel has the ability to demonstrate the commercial business strategies of a large brewer in response to varying socio-economic conditions through ownership and investment in a local hotel.</p> <p>The Sackville Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Sackville Hotel is associated with Balmain Mayor EH Buchanan, who designed the substantial refurbishment of the hotel in 1888 to meet the restrictive licensing requirements of the era. EH Buchanan was an architect who is best known for his design of the Balmain Town Hall (1887-1888) and is of significance to the character of the local area. The Sackville Hotel, while modified, is strongly associated with Buchanan, and reflects his overall Victorian-Regency design for the hotel, which is a landmark building to the local area.</p> <p>The Sackville Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Sackville Hotel, constructed in 1876, is a modified mid-Victorian pub that demonstrates elements of the Victorian-Regency style. This distinctive freestanding corner building occupies a prominent street corner on Darling Street, and its form, height and massing make it one of the more substantial buildings in the area, giving it a high degree of visual status. The splayed corner of the building is typical of mid-Victorian corner blocks and shows a well composed response to the streetscape.</p> <p>Historical documentation suggests that it was once richly decorated—with a cantilevered corner balcony, and evidence in the façade indicates its approximate location. The openings of the ground floor are highly modified, and the wall is smooth-rendered retaining little to no ornamentation. However, the upper floor features typical Victorian-Regency elements, such as the use of sparse classical detailing of the moulded architraves. First and second floor interiors retain original hotel accommodation layout and most original architectural features.</p> <p>Although additions, modifications and losses of original fabric have detracted from its integrity, the building is still considered to meet the threshold for significance in the Inner West area in regard to its landmark value and aesthetic qualities.</p> <p>The Sackville Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting-places, hotels like the Sackville have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Sackville is part of a network of historic hotels in the Inner West from the nineteenth and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community and their loss is strongly felt when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particularly community or cultural group beyond the local area.</p> <p>The Sackville Hotel has not been assessed under this criterion, however, is considered likely to meet the threshold of significance at a local level.</p> |

Heritage Data Form

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| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Sackville Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and changing socio-economic conditions. Successive layers of modifications are evident in the fabric, with older treatments retained in-situ or covered. Further investigation of the Sackville Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>The Sackville Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Sackville Hotel is one of many notable historical hotels in the Inner West and along Darling Street. While important to the Inner West and the Balmain peninsular and a corner pub building on a corner and with three storeys, it is not considered particularly rare or unusual.</p> <p>The Sackville Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Sackville Hotel is a good example of a prominent hotel building on a high street constructed in the Inner West, and on the Balmain Peninsular in particular. While highly modified, it continues to demonstrate the key characteristics of a large Victorian corner hotel retaining most of the characteristics of its original Regency design. Through its size, and range of functions (albeit through additions and adaptation), and longevity of use, it is indicative of the popularity of pubs in the Inner West.</p> <p>The Sackville Hotel has cultural significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The Sackville Hotel has a moderate degree of intactness, having undergone several phases of additions and alterations. The original design included a typical and substantial Victorian wraparound balcony. This balcony was removed by the 1930s and the hotel has continued to undergo substantial modifications since this time. Extant external original decorative elements are now restricted to the upper floors, where the window architraves, the string course and evidence of the extent of the balcony remains. The ground floor street wall has been highly modified, with enlarged openings within rendered walls.</p> <p>The bottle shop and drive through buildings are later additions and has no significance. Internally, on the ground floor, the hotel has been refurbished several times, which may conceal some original fabric such as ceilings on the ground floor. However, except for removed original lath and plaster ceilings, the majority of first and second floor interiors are original.</p> <p>Evidence remains of the early corner balcony (now removed) remains in the facade, and combined with the documentary evidence provides a record of the original design and is of significance to the local area.</p> |

Heritage Data Form

| HERITAGE LISTINGS | |
|--------------------|--|
| Heritage listing/s | C7 The Valley Heritage Conservation Area |
| | |
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| | |

| INFORMATION SOURCES | | | | |
|--|--|---|-------------------|--|
| Include conservation and/or management plans and other heritage studies. | | | | |
| Type | Author/Client | Title | Year | Repository |
| Archival Record | Tooth & Co | Sackville Hotel, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |
| Newspaper article | <i>Balmain Observer and Western Suburbs Advertiser</i> | 'Bellevue Hotel' | 17 Nov 1888, p. 5 | Trove |

| RECOMMENDATIONS | |
|-----------------|--|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in The Valley Conservation Area (C7), it is recommended that the Sackville Hotel, including interiors, at 599 Darling Street, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Sackville Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The three storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner form with blind arch windows, painted rendered façade, hipped corrugated metal roof with narrow overhanging eaves, string courses, pattern of fenestration to the first and second floors, moulded architraves, projecting window sills, and suspended awning. - No new openings or enlargement of openings should be made on the street facade of the hotel building. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the sandstone walls and keg chute. On the first and second floors this includes the original hotel room layout, wide central hallways with archways, early basins to the rooms, and original/early timber floorboards, double hung windows, panelled doors, architraves and skirtings. No significant interior fabric exists on the ground floor. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. The prominent freestanding quality of the hotel should be maintained on Wise Street. A structure of similar height on Darling Street may be permitted in line with historical precedent if detached from the Hotel building. Vertical additions should be avoided |

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| | <p>particularly over the main original built form.</p> <ul style="list-style-type: none"> - Retention of full property boundary is encouraged ie lots currently used for the bottle shop and parking should remain associated with the property to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes signage and services on the front façade. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. <ul style="list-style-type: none"> • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
|--|--|

| SOURCE OF THIS INFORMATION | | | |
|---|---|--------------------------------|---|
| Name of study or report | Inner West Heritage Study (Non-Residential - Pubs) | Year of study or report | 2021 |
| Item number in study or report | 21 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sackville Hotel from the intersection of Darling Street and Wise Street | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sackville Hotel looking north along Darling Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sackville Hotel looking east along Wise Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sackville Hotel interior view, ground floor main bar area. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sackville Hotel interior view, basement cellar. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |

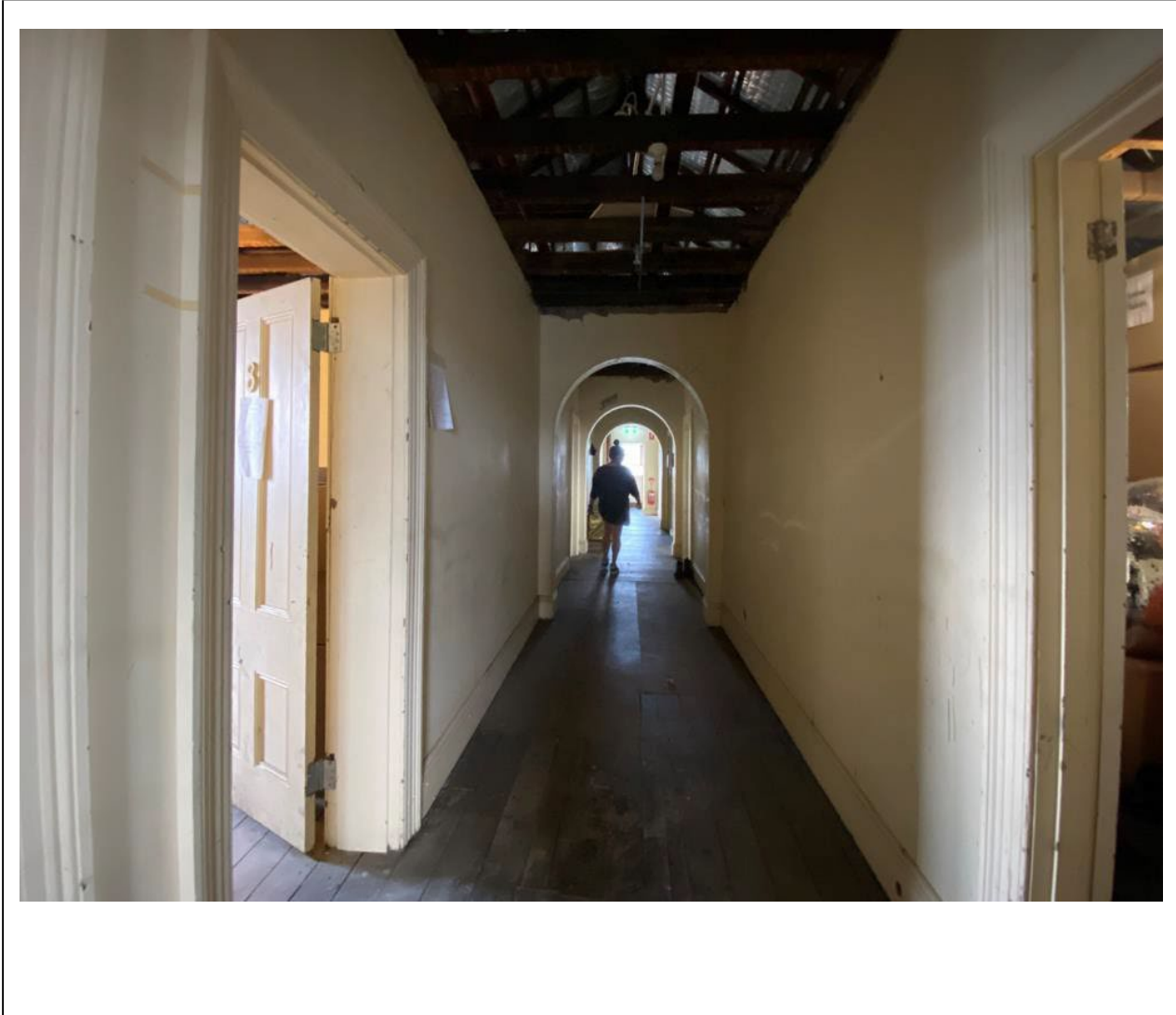


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sackville Hotel interior view, second floor. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sackville Hotel interior view, first floor. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|------------------------|-----------------|------------|-------------------------------|--|
| Image caption | Sackville Hotel, 1930. | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-----------------------------|-----------------|---|-------------------------------|----------------------------|
| Image caption | Sackville Hotel, post 1930. | | | | |
| Image year | n.d. | Image by | - | Image copyright holder | Tooth and Co, ANU Archives |

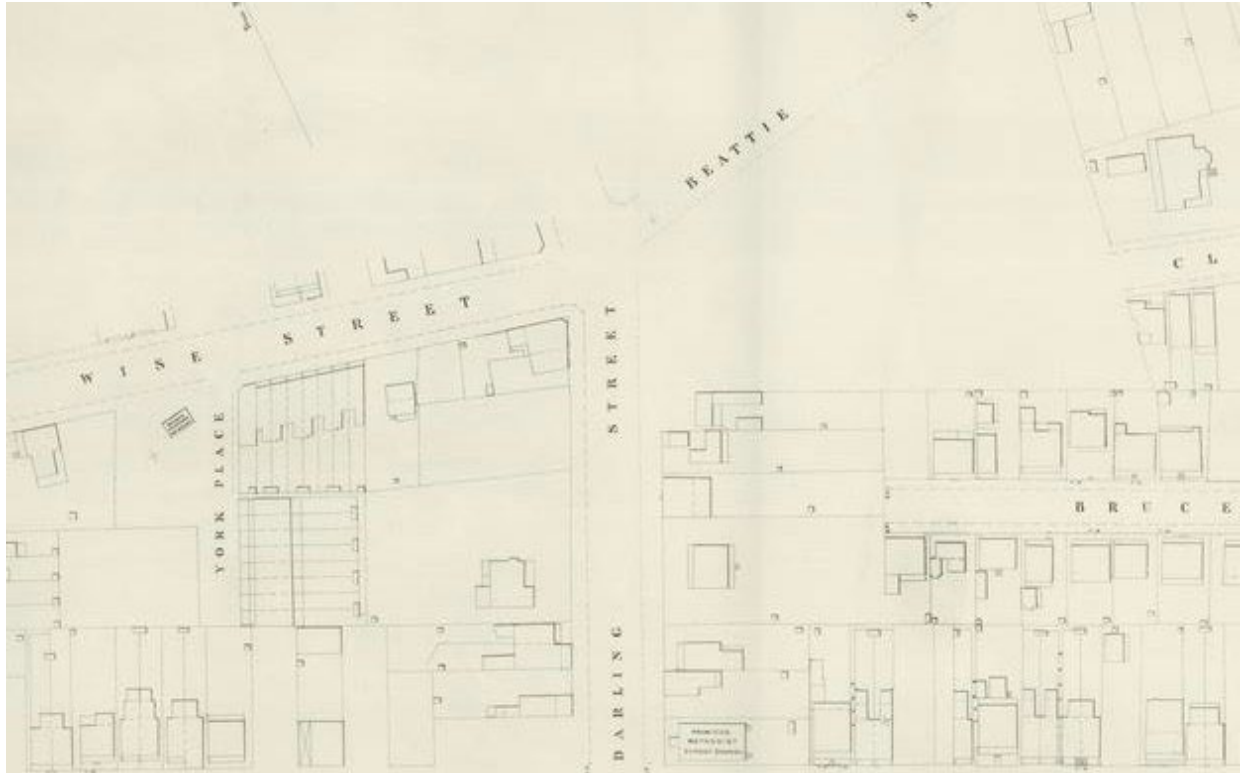


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|------------------------------|-----------------------------------|-------------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 57, Balmain, showing the lot of the Sackville Hotel. | | | | |
| Image year | 1889 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|-----------------|---|-----------------|
| Name of Item | Sandringham Hotel (former), including interiors | | | | |
| Other Name/s Former Name/s | <i>Holey Moley Golf Club</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 387 | | | | |
| Street name | King Street | | | | |
| Suburb/town | Newtown | | Postcode | 2042 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/61256 | | | | |
| Location - Lat/long | Latitude | -33.899574000000001 | | Longitude | 151.177649 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Licensed Entertainment Venue | | | | |
| Former Use | Hotel | | | | |
| Statement of significance | <p>The Sandringham Hotel (former) has significance for historic, aesthetic and representative values at a local level as an early and continuously operating hotel in Newtown and the Inner West. Constructed in 1870, the hotel evidences the historical development of Newtown, its population, and the demand for hotels venues in the late nineteenth century. The hotel was significantly remodelled in the Interwar Art-Deco style in c1936 by Tooth & Co. This demonstrates an important period of commercial strategy by prominent Australian brewers-hoteliars in the promotion of their brand and products through investment in contemporary design to attract new clientele to local hotels. The hotel is a visually cohesive and is a well expressed example of the Art-Deco style as applied to hotels, especially above the awning through its strong symmetrical composition, assured vertical emphasis, stepped pilasters, with 'pleated' moulded plaster panels, and pedimented parapet. The hotel has significance as a representative example of such a hotel and of the Interwar Art-Deco style and is tangible evidence of the changing socio-economic circumstances and the influence of Tooth & Co on the design of local hotels in Sydney. The Sandringham Hotel also has social significance to the local community of the Inner West as a former live music venue. The 'Sando', as it was affectionately known, was a popular venue for local live music from 1980 to 1998 with a considerable community of former patrons, musicians, employees and associates placing special value in the building for its history and contribution to their sense of place.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|-------------------------------|-------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/maker | | | | | | |
| Physical Description | <p>The Sandringham Hotel, built in 1870 and remodelled in c1936, is a two-storey Art Deco style hotel building. The hotel fronts King Street, Newtown, while the rear of the site backs onto Bailey Street. The hotel is constructed of brick with painted rendered Art Deco architectural detail to its main façade, creating a distinctive wraparound parapet wall taller than its immediate neighbours in the streetscape. The building has a skillion corrugated iron roof, which is hidden behind the parapet. The façade has a strong vertical emphasis, with stepped pilasters framing recessed double-height window bays, with decorative 'pleated' moulded plaster panel detailing, which extends to the parapet. The central taller bay features a flat pediment with the building name 'SANDRINGHAM HOTEL' in letters applied over the central and largest decorative peated panel. Above the awning windows are fixed modern aluminium glazed panels. The central recessed window bay has a triple window, with single windows in the bays on either side.</p> <p>The hotel has a suspended metal awning along its street frontage, which appears original to the 1930s design. This is raised slightly higher than neighbouring awnings and has modern fascia cladding. On the ground floor, below the awning, the walls are clad with tiles from ground level to the top of door height. The arrangement of openings on the ground floor has been modified, including a larger central doorway, and the wall tiles appear to be based on the original c1930s design. A large set of double doors sits off-centre within a recessed entrance alcove, at the top of a slight ramp from street level into the venue. The doors are modern, painted and timber-framed, with solid timber panels below and glazed panels above. A solid timber secondary entrance door is located to the northwest of the façade. There are three double-wide, double-hung, aluminium windows.</p> <p>There is no evidence of the original keg chute accessed from King Street used to access the cellar below the front bar. It is likely that the rear lane provides access for deliveries now.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Sandringham Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been maintained for continued operation as an entertainment venue. The building is in generally good condition, though some condition issues such as the deteriorated paint on the King Street façade are evident.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1870 | Finish year C.1886 | c1936 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1921—Alterations undertake by Tooth & Co. Details of which are unknown.</p> <p>c1936—The hotel is substantially remodelled in the Interwar Art Deco style by Tooth & Co</p> <p>1952-1959—Interior of the hotel is modified. A women's bathroom is installed and the ground floor interior is opened up by removing walls from the public bar and between the two parlours.</p> <p>1980—The hotel is adapted for live music, including constructing the hotel's unique stage around the island bar.</p> <p>1998—Significant renovations to the ground floor interior to remove the stage and modify the island bar</p> <p>2000—Part of the rear of the hotel is demolished and a restaurant addition added, covering the yard.</p> <p>2006—Ground floor and first floor interiors are modified to create a music room</p> <p>2013—The street façade is modified below the awning and the original pattern of openings changed. Interiors are also modified for a new fitout</p> <p>2017—The interior of the hotel is renovated for the Holey Moley Gold Club.</p> | | | | | |
| Further comments | | | | | | |

| HISTORY | |
|-------------------------|---|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their</p> |

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population grew. These pubs were often small with limited accommodation. In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars. As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'. In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles. Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas. After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms. Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle. Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones. The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals. From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation. Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville. In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars. By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time. At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations. In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

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| | <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas. After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Sandringham Hotel</p> <p>The Sandringham opened in 1870, run by publican William Eggleton. The hotel was purchased by Tooth & Co in 1918. It received an Art Deco style remodel in the 1930s, likely c1936, in keeping with Tooth & Co's trend of upgrading hotels. Between 1952 and 1959 Tooth & Co made modifications to the interior of the hotel, including adding women's bathrooms and partially opening up the interior of the public bar and the parlours on the ground floor.</p> <p>In 1980 Warren and Sandy Spooner took over as publicans and began booking live music events. The stage of the pub was nestled in a tight corner directly abutting the front island bar, resulting in an intimate playing atmosphere which became well-loved by bands and their audiences. The Spooners also encouraged patrons to bring their own furniture to the place to 'personalise it'. Plans prepared by Tooth & Co in 1986 show the hotel's island bar was intact with the stage to the side. The cellar, which is below the front bar, is shown with the keg chute, indicating it was still in use at the time. The original footprint of the hotel was also intact at the time.</p> <p>Following the Spooners' divorce, Sandy took over management of the hotel c1990 and adopted a hands-off approach which encouraged people to take own ownership of the place. This strengthened the bonds between bands, friends and patrons to the venue. The pub was affectionately known as the 'Sando' during this period. The legacy of the pub as a live music and social venue continues despite its later change of use, with a strong sense of ownership and nostalgia for the period from 1980 to the late 1990s.</p> <p>In the late 1990s the hotel was sold to new publicans, who drew away from live music and focused the hotel on gambling revenues. In 1998 the new publicans undertook a significant renovation to the ground floor interior of the hotel, including altering its unique island-bar and stage layout. In 2000 part of the rear of the hotel was demolished and a new restaurant addition built where the yard was located. This ultimately led to its demise as a live music venue, as a more clean-cut, gentrified image began to be projected.</p> <p>In 2005 the pub was bought by promoter Tony Townsend, who intended to revitalise it as a live music venue. Modifications were made to the hotel the following year to create a music room, reversing some of the changes by the previous publican.</p> <p>In 2012 the hotel was placed into receivership over unpaid debts and was put up for sale, prompting a 'Save our Sando' community campaign to save the venue.</p> <p>That year it was sold to Melbourne-based publicans, who renamed it the Newtown Social Club. The following year the hotel was renovated, which included modifying the external ground floor façade and changes to the ground floor and first floor interiors.</p> <p>In 2017 Funlab bought the hotel and reopened it as Holey Moley Golf Club, with further internal modifications to the ground floor interior.</p> |
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| THEMES | |
|----------------------------------|--|
| National historical theme | Building settlements, towns and cities Developing Australia's cultural life |
| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation |

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| APPLICATION OF CRITERIA | |
|--|---|
| Historical significance SHR criteria (a) | <p>The Sandringham Hotel has historical significance to the Inner West as a long standing hotel site on King Street in Newtown. Constructed in 1870, the hotel was one of the many to operate on King Street in the nineteenth century, servicing the substantial working-class population of the area which had grown with the development of industry over the previous decades. The Sandringham Hotel is evidence of the historical development of Newtown and ongoing demand for such venues in the area in the late nineteenth century.</p> <p>The Sandringham hotel also demonstrate the continuing evolution of hotels through the twentieth century, having been substantially remodelled in the Art-Deco style in c1936 by its brewery owner, Tooth & Co. In the early twentieth century, large Sydney breweries like Tooth & Co remodelled earlier Victorian hotels using contemporary architecture to improve the image of their venues and adapt to changing trading conditions. The Sandringham Hotel's Art-Deco remodelling is a characteristic example of this historical process, which had a substantial impact on the design of hotels throughout Sydney.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Sandringham Hotel is associated with Tooth & Co, who owned the hotel from 1918 and remodelled it to its current Art-Deco design in c1936. While this is a strong association, it is of questionable significance to the local area considering their ownership of hotels was widespread.</p> <p>The Sandringham Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Sandringham Hotel is a good example of a two-storey Interwar Art-Deco hotel building on a main street in the Inner West. Built in 1870 and remodelled in c1936, the hotel makes a positive contribution to King Street south of the railway station and has a strong presence to the street, due to the height of its parapet compared to its neighbours. The Sandringham Hotel demonstrates key characteristics of the Art-Deco style above the awning, notably in its symmetrical design, strong vertical emphasis, stepped pilasters, 'pleated' moulded plaster panels, and pedimented parapet. The exterior of the hotel has aesthetic significance despite being substantially modified below the awning with contemporary tiles and openings.</p> <p>The interior of the Sandringham Hotel is considered likely to retain original features in some areas.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Sandringham Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>The Sandringham Hotel has social significance to the Inner West as a former live music venue. The Sandringham Hotel, or the 'Sando' as it was known, was a popular live music venue in Sydney from 1980 to 1998 and is associated with acts such as The Whitlams, Frenzal Rhomb, and numerous local bands of the era. For much of this period live bands played every night at the venue, with many former patrons, musicians, employees and associates forming a tight bond to the venue and each other. These groups place special value on the hotel as a former live music venue and consider it to contribute to their sense of place, as demonstrated by the 'Save our Sando' campaign in 2012.</p> <p>Although a detailed social values assessment has not been undertaken, the Sandringham Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has been previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Sandringham Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Sandringham Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> |

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| | It is not known whether the Sandringham Hotel could meet the threshold of significance under this criterion. |
| Rarity SHR criteria (f) | <p>The Sandringham Hotel is one of many historic hotels from the nineteenth and twentieth centuries in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Sandringham Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Sandringham Hotel is a good representative example in the Inner West of a Victorian-era hotel building remodelled by a brewery in the Interwar Art-Deco style. In the early twentieth century large Sydney breweries like Tooth & Co remodelled hotels using contemporary architectural designs to improve the image of the hotel trade and meet changing licensing requirements. The Sandringham Hotel is a good example of this type of building despite significant modifications below the awning and is demonstrative of Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Sandringham Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The Sandringham Hotel is intact above the awning and reflects its c1936 Art-Deco form, save for the modern fixed aluminium windows. The paint on the façade is severely deteriorated and flaking away. The awning itself is like original but has modern fascia cladding and soffit linings. Below the awning the hotel is highly modified, with the pattern of openings changed and contemporary doorways and windows installed, which has altered the street presentation. Tiling to the ground floor is contemporary but is based on the design of the c1936 tiles and should be retained. Evidence of the keg chute to the basement cellar has been lost on this part of the façade. At the rear of the hotel is a modern single storey restaurant addition. Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with the 1930s and 1950s in some areas.</p> |

HERITAGE LISTINGS

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|---------------------------|---|
| Heritage listing/s | C2 King Street and Enmore Road Heritage Conservation Area |
| | |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|---------------------|--------------------|---|---------|---|
| Archival Record | Tooth & Co | Sandringham Hotel, King Street, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Architectural Plans | Various | Sandringham Hotel—Tooth & Co Ltd Archive of Architectural Drawings of Hotels | Various | Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels. |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |
| Ph.D. Thesis | Brendan Paul Smyly | <i>"You went there for the people and went there for the bands"—The Sandringham Hotel—1980 to 1998.</i> | 2010 | University of Western Sydney |

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|---------|-----------------|--|------|--|
| Gazette | Treasury of NSW | Return of Publicans' Licenses 1 July 1870 | 1870 | NSW Police Gazette and Weekly Record of Crime (14 Sep 1870, Issue 37, P 240) |
|---------|-----------------|--|------|--|

RECOMMENDATIONS

| | |
|------------------------|--|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Sandringham Hotel (former), including interiors, at 387 King Street Newtown be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Sandringham Hotel including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the symmetrical design, stepped pilasters, recessed double-height window bays, pattern of fenestration to the first floor, 'pleated' moulded plaster panels, pedimented parapet, and suspended awning - The tiled exterior of the ground floor should be retained. The tiles, while not original, reflect the tiling scheme installed in the c1936 renovations and are sympathetic to the design of the hotel.. - Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the rear yard or first floor windows. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
|------------------------|--|

Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 15 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Sandringham Hotel (former) viewed from across King Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The ground floor façade of the Sandringham Hotel (former). | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------------|-----------------|---------|-------------------------------|----------------------------|
| Image caption | The Sandringham Hotel in 1984. | | | | |
| Image year | 1984 | Image by | Unknown | Image copyright holder | Inner West Council Library |

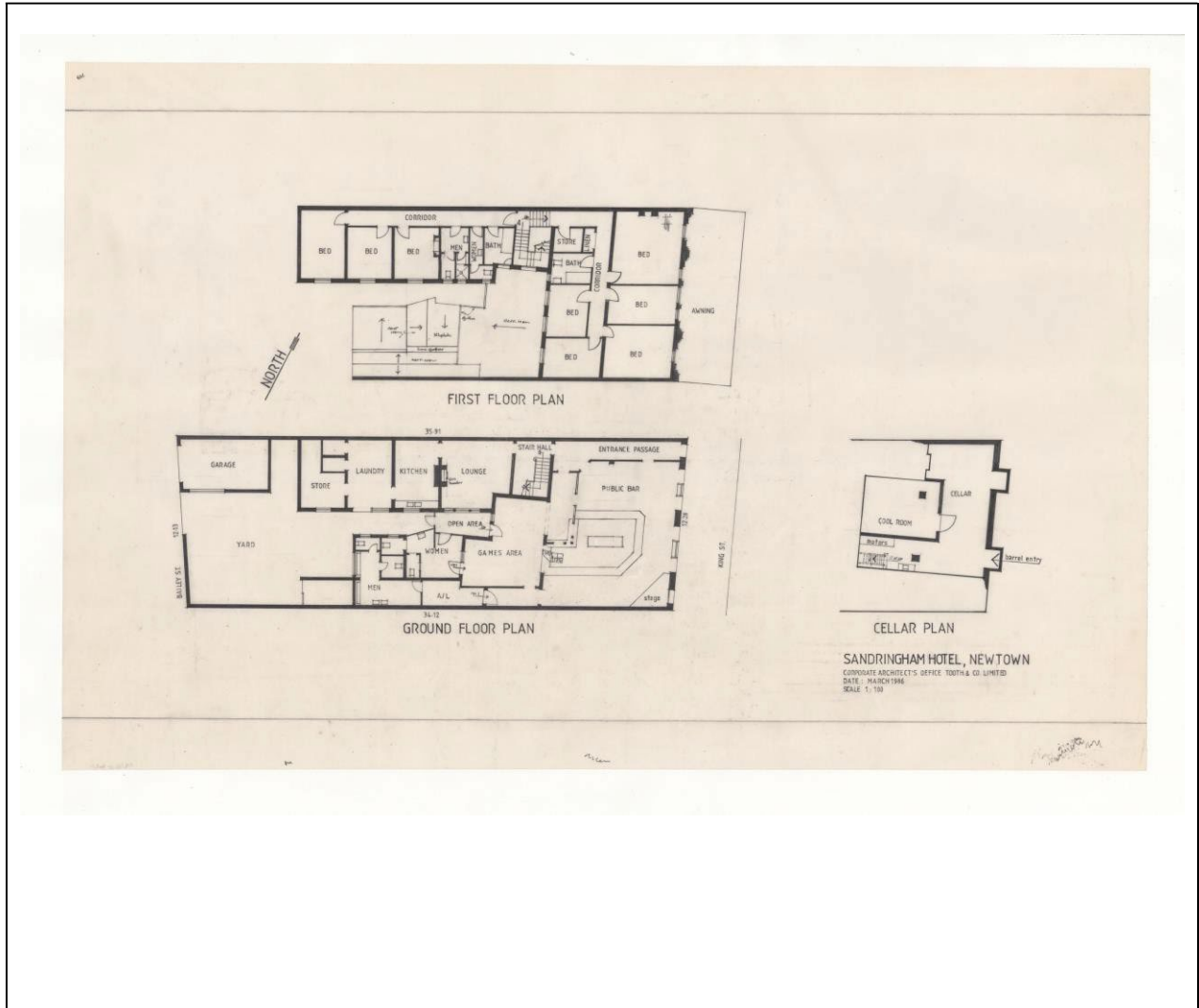


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---|-------------------------------|-------------------------------------|
| Image caption | The floor plan of the Sandringham Hotel in 1986. | | | | |
| Image year | 1986 | Image by | Corporate Architect's Office, Tooth & Co Ltd. | Image copyright holder | Museum of Applied Arts and Sciences |

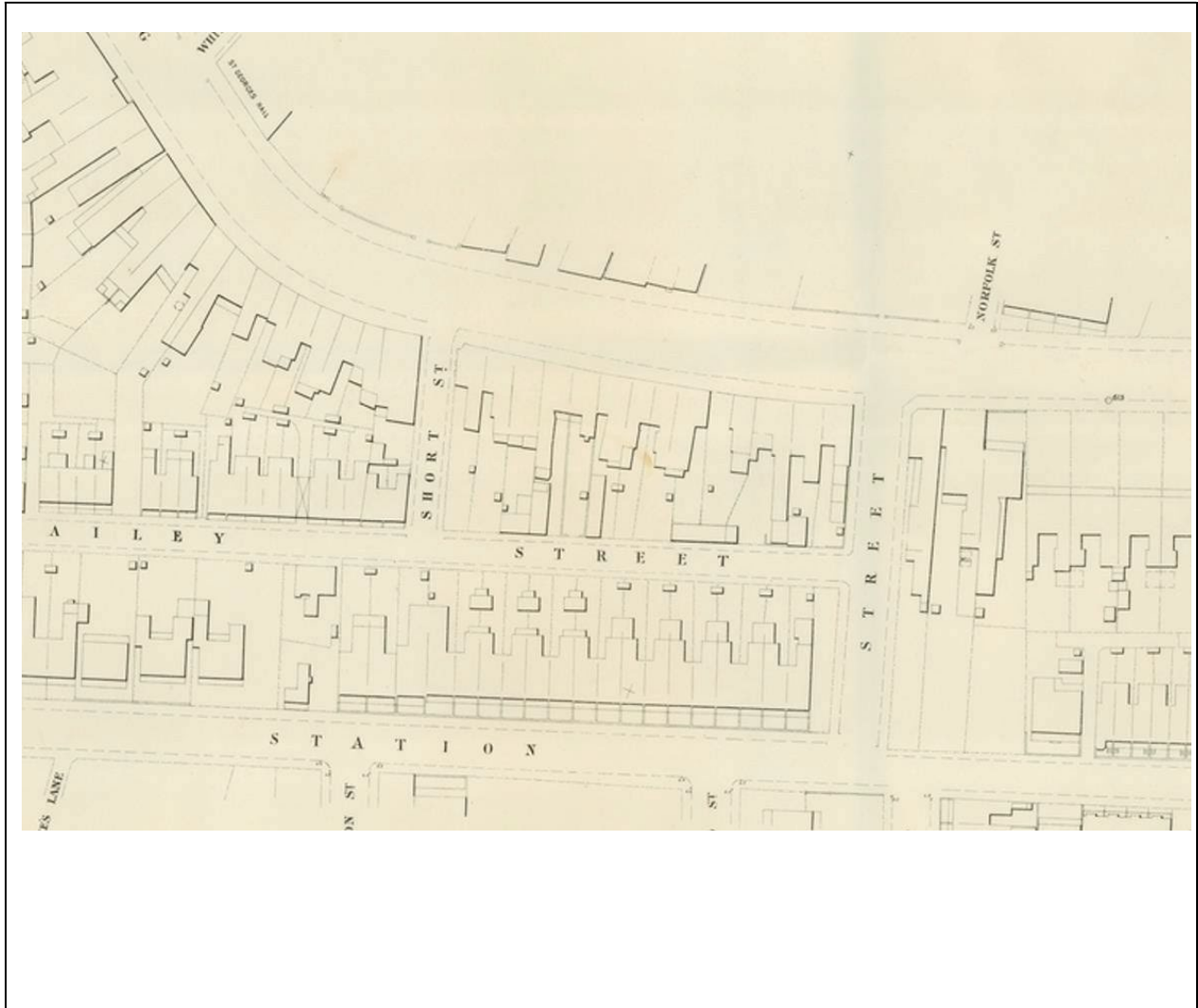


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 22, Newtown, showing the footprint of the Sandringham Hotel in 1892. | | | | |
| Image year | 1892 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|---|------------------|---------------------|
| Name of Item | The Balmain Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>West End Hotel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 72-74 | | | | |
| Street name | Mullens Street | | | | |
| Suburb/town | Balmain | Postcode | 2041 | | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/557468 | | | | |
| Location - Lat/long | Latitude | -33.861443000000001 | | Longitude | 151.176847000000001 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Balmain Hotel located on Darling Street, Balmain, has cultural significance for historic, associative, aesthetic, technical, rarity and representative values at a local level as one of the earliest hotels in Balmain and the Inner West still operating. It also largely retains its original early Victorian-era form and character. Initially known as the West End Hotel, the building was constructed privately in 1869 and has been refurbished to meet licensing requirements. The hotel makes an important contribution to an historic commercial corner and the streetscape of Mullens Street and Reynolds Street, Balmain, along a secondary thoroughfare of the Balmain/Rozelle peninsula. The building's simple Victorian style and two-storey corner design also have landmark qualities. Despite later additions and modifications, it is a good aesthetic and representative example of its style and of the evolution of hotel design, and its interior likely demonstrates the form and layout of a Victorian hotel. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | Local <input checked="" type="checkbox"/> | | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|------|-------------------------------|------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/ maker | | | | | | |
| Physical Description | <p>The Balmain Hotel, built in 1869, is a two-storey Victorian brick building located on a corner site at the intersection of Mullens Street and Reynolds Street, Balmain. The other corner buildings at this intersection are of a similar date and are also former public/commercial buildings. The site slopes to Mullens Street, and also to the south along this street, as indicated by the steep corner pavement steps. The building has a twentieth-century single-storey addition to the south along Mullens Street and a two-storey addition along the Reynolds Street frontage in existence from at least 1889 which has similar detail to the original building. There are a number of trees and outbuildings in the rear garden area.</p> <p>The building is splayed at the corner, has two corrugated metal hipped roofs steeply pitched behind a low parapet, and three remaining original painted brick chimneys. The parapet features a brick corbelled string course with a dentil detail.</p> <p>The building is painted brick and the upper level retains original or early timber-framed double-hung four-pane sash windows with projecting sills.</p> <p>The wraparound suspended metal awning steps down along Mullens Street and has a modern lining. The external walls to the ground floor are tiled to mid-window level. The tiles date from the interwar period. They are cream in colour with a dark blue trim at the top and bottom edges. Windows and doors on the ground level appear to retain their original form, but doors and windows have been modified.</p> <p>The keg chute, accessed from the footpath near the corner on Mullens Street, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Balmain Hotel has not been significantly altered. The hotel is in good condition and has been maintained for its continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1869 | Finish year C.1886 | 1869 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1869—the hotel is built.</p> <p>By 1889—two-storey rear wing addition added along Reynolds Street.</p> <p>1953—additional land acquired at Mullens Street frontage. Later, a single-storey addition to the hotel is built.</p> <p>2013—the hotel is renovated, and the name changed to the Balmain Hotel.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.

In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that

Heritage Data Form

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| | <p>remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Balmain Hotel</p> <p>The Balmain Hotel is the second oldest still-operating hotel in Balmain. It was built in 1869 as the West End Hotel by publican Timothy Tierney to cater to the growing number of workers in the southwest of Balmain as the suburb expanded. Like many pubs, it hosted political gatherings, judicial hearings and was an institution in the community.</p> <p>The pub was built as a two-storey brick structure. A photograph from 1930 shows the same essential structure that exists today. In 1893 the hotel was purchased by John and James Toohey, of Tooheys Limited. In the 1920s ownership returned to private hands and the hotel became 'tied' to Reschs Limited. This arrangement was transferred to Tooth & Co after it purchased Reschs in 1929. Tooth & Co later purchased the pub outright in March 1937.</p> <p>In 1946, the pub was licensed to Abe Saffron, a notorious figure of Sydney's underworld. Saffron ran many pubs and nightclubs and profited off 'sly-grogging'. He was extremely influential in the Sydney underworld and owned the pub until 1951. During his tenure the pub had a sign which read 'Saffron's West End Hotel Better Beer', which was removed by 1960 at the latest.</p> <p>In 1953, an adjoining weatherboard cottage was purchased for £850. This was later demolished and replaced with an expanded lounge bar.</p> <p>In 1967, it was leased to Essie Irene Goddard and Doris Goddard. Doris Goddard was a former Hollywood star who owned several Sydney hotels, mostly famously the Hotel Hollywood in Surry Hills. Tooth & Co made little modification to the hotel over the next few decades, with works limited to repainting and repairs. In March 1982 the hotel was sold to Mr and Mrs S Dawson for \$440,000.</p> <p>In 2003 there were minor alterations to the interior of the hotel, including removal of a wall and internal window.</p> <p>The hotel underwent more substantial renovation in 2013. This included modifications to the lounge bar, renovations to the beer garden, and conversion of the rear garage into a covered entertainment area. The hotel was renamed The Balmain Hotel in these works. The top bar is still named the West End in tribute to the original venue.</p> |
|--|--|

| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

Heritage Data Form

| APPLICATION OF CRITERIA | |
|--|---|
| Historical significance SHR criteria (a) | <p>The Balmain Hotel has historical significance to the Inner West as the second oldest still-operating hotel on the Balmain peninsula, predated only by the older Dry Dock Hotel (1867). Constructed in 1869 as the West End Hotel by publican Timothy Tierney, the hotel evidences the development of the west side of Balmain in the 1860s and 1870s. The Balmain Hotel serviced the working-class population who came to the area following the expansion of industry around White Bay. The Balmain Hotel retains the integrity of its overall form and reflects the design and scale of hotels built in the late nineteenth century to service densely populated working neighbourhoods in the Inner West.</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Balmain Hotel is associated with underworld figure Abe Saffron and Hollywood actress Doris Goddard, both of whom leased the hotel during the twentieth century. Although both individuals are significant figures in Sydney, their connection to the hotel is tenuous and is not a factor in its significance.</p> <p>The Balmain Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Balmain Hotel, constructed in 1869, is a fine example of an early Victorian hotel building which makes a distinctive contribution to the streetscape of Mullens Street, Balmain, at a historic commercial corner. Significantly the building retains its overall original form and design integrity, with steeply pitched hipped roofs, chimneys, a brick corbelled string course and dentil detail at the parapet. The exterior of the hotel has aesthetic significance which is in part attributed to alterations and tiling of walls below the awning from the mid-twentieth century.</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Balmain Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Balmain Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Balmain Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Balmain Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of the Balmain Hotel is required in order to determine if the hotel has research potential in regard to hotel room layout (first floor), basement layout and opening up of ground floor interiors.</p> <p>The historical archaeological potential of the site has not been assessed. Given the occupation of the site as a hotel since 1869, in an area of early development in Balmain, it should be assessed in order to determine if the site has research potential which could contribute to a better understanding of this historical hotel and the local area.</p> <p>It is not known whether the Balmain Hotel could meet the threshold of significance under this criterion.</p> |

Heritage Data Form

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| Rarity SHR criteria (f) | <p>The Balmain Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. It is important to the Inner West generally; it is rare as one of the earliest pub buildings still operating in Balmain. It largely retains its simple early Victorian form and character (and was not significantly redesigned following acquisition by Tooth & Co).</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Balmain Hotel, constructed in 1869, is a fine example of an early Victorian-era commercial building which retains its simple early form and fabric. The wall tiling is also demonstrative of Tooth & Co's influence on the design of hotels in Sydney in the early twentieth century, in response to changing patterns of use.</p> <p>The Balmain Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The Balmain Hotel retains its overall original built form including parapets, roof and chimneys. Above the awning the timber windows and roof cladding appear to be original.</p> <p>Tiling of the under-awning wall areas dating from the 1930s, albeit not original, demonstrates the evolution of pub design in the early twentieth century and should be conserved.</p> <p>The c1950s or 1960s modern addition along Mullens Street contributes to an understanding of the evolution of the hotel but the fabric is of limited significance. This addition does not preclude legibility of the original built form of this pub from Mullens Street.</p> <p>Internally the hotel has undergone successive changes from the 1930s or earlier. The current ground floor fitout, which has no significance, may conceal some evidence of the original shop and pub layout. Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with 1869, the 1930s, 1950s and later in some areas. Bars over windows on the ground floor are intrusive.</p> |

HERITAGE LISTINGS

| | |
|---------------------------|--|
| Heritage listing/s | C7 The Valley Heritage Conservation Area |
| | |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|---|---|---------|---|
| Title | Registrar General | Primary Application No 34222 | 1973 | NSW Land Registry Services |
| Archival Record | Tooth & Co | West End Hotel, cnr. Mullens and Reynolds Street, Balmain, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

Heritage Data Form

| RECOMMENDATIONS | |
|-----------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in The Valley Conservation Area (C7), it is recommended that the Balmain Hotel, including interiors, at 72–74 Mullens Street, Balmain, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the Balmain Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly its overall original form and design integrity, steeply pitched hipped roofs, chimneys, brick corbelled string course and dentil parapet, suspending awning and wall tiles. - No new openings or enlargement of openings should be made on the street façades of the original hotel building. - Significant interior fabric and layouts should be retained and conserved. - Future additions and alterations should not compromise the hotel's significant qualities. Any vertical additions should be avoided over the main original built form and should not be visible from Mullens Street. - Retention of the full property boundary is encouraged ie the single-storey addition along Mullens Street should remain associated with the property to provide for the ongoing commercial viability of the hotel. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |

| SOURCE OF THIS INFORMATION | | | |
|--------------------------------------|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 4 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Balmain Hotel, viewed from Mullens Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Balmain Hotel, viewed from Reynolds Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Balmain Hotel and later addition, viewed from Mullens Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Balmain Hotel at the rear, viewed from Reynolds Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------|-----------------|---------|-------------------------------|--------------------------|
| Image caption | The Balmain Hotel, 1930. | | | | |
| Image year | 1930 | Image by | Unknown | Image copyright holder | Tooth & Co. ANU Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------|-----------------|---------|-------------------------------|--------------------------|
| Image caption | The Balmain Hotel, 1949. | | | | |
| Image year | 1949 | Image by | Unknown | Image copyright holder | Tooth & Co. ANU Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------|-----------------|---------|-------------------------------|--------------------------|
| Image caption | The Balmain Hotel, 1960. | | | | |
| Image year | 1960 | Image by | Unknown | Image copyright holder | Tooth & Co. ANU Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--------------------------|-----------------|---------|-------------------------------|-----|
| Image caption | The Balmain Hotel, 2001. | | | | |
| Image year | 2001 | Image by | Unknown | Image copyright holder | N/A |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|------------------------------|-----------------------------------|-------------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 50, Balmain, showing the footprint of The Balmain Hotel. | | | | |
| Image year | 1889 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|---------------------|----------------|---|--------------------|
| Name of Item | The Royal Exchange Hotel, including interiors | | | | |
| Other Name/s Former Name/s | | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 203 | | | | |
| Street name | Marrickville Road | | | | |
| Suburb/town | Marrickville | Postcode | | 2204 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/232542 | | | | |
| Location - Lat/long | Latitude | -33.910977000000003 | | Longitude | 151.15782300000001 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Royal Exchange Hotel has significance for historic, aesthetic and representative values at a local level as an early hotel in Marrickville in continuous operation since 1888. The Royal Exchange Hotel is one of a few hotels in Marrickville established during its rapid residential development in the late nineteenth century. The hotel evidences the historical development of the area and the accompanying growth in demand for local hotels. In c1935–1939 the hotel was significantly remodelled in the interwar Art Deco style by prominent brewer-hoteliere, Tooheys. This evidences a significant phase of commercial strategy and investment in the development and design of local hotels to promote the Toohey's brand and their products. Significant characteristics of The Royal Exchange Hotel, include its Art Deco design intact above the awning, with its vertical fin detailing, stylised lettering, rendered façade and horizontal banding, which make a strong contribution to the aesthetic appeal of the hotel. It has significance as a representative example of the style and demonstrates the type of modifications undertaken by these breweries, which had a tangible historical effect on the design of hotels in Sydney. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

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| DESCRIPTION | | | | | | |
|--|--|------|-------------------------------|------|--------------|--------------------------|
| Designer | | | | | | |
| Builder/maker | | | | | | |
| Physical Description | <p>The Royal Exchange Hotel is a two-storey hotel building first constructed in 1888 and substantially renovated in 1939 in the Art Deco style. The hotel is on a busy corner at the intersection of Marrickville Road and Garners Avenue. The hotel is L-shaped, with a faceted corner. The short façade faces Marrickville Road and an extended façade faces the side street. At the rear of the hotel is a recent one-storey addition which fronts Garners Avenue and backs onto the council carpark.</p> <p>The hotel is constructed of brick, which is rendered and painted as it faces the street. It has a skillion roof clad in corrugated metal. The roof is hidden behind the prominent parapet, which has Art Deco plaster detailing with a strong horizontal emphasis. A raised section wraps around the faceted corner with rounded edges. This supports vertical fin detailing that extends to a lintel below. The name 'ROYAL EXCHANGE HOTEL' is featured in stylised plaster letters on both street fronts.</p> <p>The first-floor façade has irregularly spaced windows in their original 1888 locations. These are modern aluminium-framed windows with no ornamentation. A wide rendered stringcourse joins to the parapet from their lintels. Below the windows is a series of horizontal banding which forms their sills. These sit above the metal awning, which uses the original awning stays but has since been modernised.</p> <p>The ground floor has undergone significant alteration below the awning, with little original detailing intact. It is tiled to the top of the door frames and rendered above. The doors are modern timber and glazed doors with fanlights and the windows are modern, fixed and bifold. The main entrance is through the doors on Marrickville Road. A modern keg-chute door is located on the faceted corner, in the same location as the original.</p> <p>The interior of the hotel is highly modified and very little original fabric remains. The basement cellars of the hotel are contemporary with limited evidence of earlier fabric, though the keg chute is in its original location. A redundant staircase is likely a remnant of the original cellar.</p> <p>The ground floor has been highly modified and contains no evidence of original layouts, fabric or fittings.</p> <p>The first floor of the hotel retains its original layout of rooms, with some modifications. Most early or original fabric has been removed, especially closer to Marrickville Road, or damaged in a recent fire. This fabric includes the 1930s plaster ceilings, skirting boards and windows, which are intact towards the rear of the building, as well as original lath and plaster walls. These are unlikely to survive remediation, but some elements could be salvaged.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Royal Exchange Hotel has been altered and the interiors refurbished. The hotel has been maintained for continued operation as a hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1888 | Finish year C.1886 | 1888 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>c1935–1939—The hotel is substantially remodelled in the interwar Art Deco style by Tooheys.</p> <p>1954–2000—Modifications take place under Tooheys' ownership (further research required).</p> <p>2001—The metal sculpture by artist Ces Camilleri is installed on the hotel's awning. A toilet block is added to the rear of the hotel.</p> <p>2009–2013—The interior of the hotel is extensively renovated on the ground floor and basement level. The layout is completely modified on the ground floor and all evidence of original layouts, fabric and fittings removed. An outdoor gaming area and terrace is formed at the rear of the hotel.</p> <p>2021—An arson attack causes fire damage to the first floor of the hotel.</p> | | | | | |
| Further comments | <p>The first floor contains original layouts and interwar fixtures and detailing in areas which were damaged by the 2021 arson attack. The condition and intactness of the first floor should be examined at a future date to determine how much of this original fabric remains following repairs.</p> | | | | | |

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HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.

In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which

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| | <p>allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Royal Exchange Hotel</p> <p>The Royal Exchange Hotel was built in 1888 and owned by William and Lina Ipkendanz, originally from Hanover in Germany. The hotel was three storeys high with a large decorative tower and mansard roof, in quite an ornate design. The building included a separate shopfront on the west side of the hotel.</p> <p>In 1889 heavy rains caused flooding in Marrickville and surrounding low-lying suburbs. People affected by the flooding were evacuated to the Royal Exchange Hotel, which took in 150 people in an effort coordinated by one of the local aldermen and the Ipkendanz family.</p> <p>In 1894 the Ipkendanzes mortgaged the hotel to Tooth & Co, likely making it a 'tied-house' to the company.</p> <p>The Ipkendanzes retained ownership of the hotel in the following decades, enabling them to freely choose their supplier. In 1907 the hotel was leased to Tooheys, though its hold over the hotel did not last. For the next decade the lease to the hotel passed through successive hands, with Tooth & Co expressing speculative interest in leasing the hotel. After two decades of independent operation, Tooheys once again secured the lease in 1934.</p> <p>In keeping with the practice of the large Sydney breweries upgrading hotels, the Royal Exchange was remodelled in the interwar Art Deco style by Tooheys in c1935–1939. This likely occurred in the years after Tooheys' lease, and was certainly completed by 1939. The tower and mansard roof were removed in the works and replaced with the present streamlined façade. The third floor of the building was also removed in the works.</p> <p>In 1953 Tooheys purchased the freehold of the hotel from the Ipkendanz family for £160,000.</p> <p>In 2001 a metal sculpture by Victorian artist Ces Camilleri was installed on top of the hotel's awning along Marrickville Road. The sculpture depicts a barmaid pouring beer for three patrons. It is one of several sculptures by Camilleri which adorn shop awnings in the area. An additional toilet block was added to the hotel in the same year.</p> <p>More substantial works were undertaken between 2009 and 2013, when the interior of the hotel was extensively renovated on the ground floor and basement. Works in this period included constructing an outdoor gaming room and the terrace. The layout of the ground floor was completely modified and all interior fabric removed, with significant works also undertaken to the basement.</p> <p>In late 2021 an arsonist set fire to the first floor of the hotel, causing extensive damage to the stairwell and smoke damage throughout the building.</p> |
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| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |

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| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation |
| | Leisure—activities associated with recreation and relaxation |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Royal Exchange Hotel has historical significance to the Inner West as an early hotel site in Marrickville in continuous operation since 1888. The Royal Exchange Hotel was one of a limited number of hotels built in Marrickville during its rapid residential development in the late nineteenth century, servicing the new population of residents in the area. The hotel is evidence of the historical development of Marrickville and the accompanying growth in demand for hotel venues in the area. It has now served the community for over 130 years.</p> <p>The Royal Exchange Hotel also demonstrates the continuing evolution of hotels through the twentieth century. The hotel was substantially remodelled by Tooheys in c1935–1939 in the interwar Art Deco style during a period of hotel renewal undertaken by large Sydney breweries. The Royal Exchange Hotel has significance for its ability to demonstrate this historical process and retains a layer of early fabric associated with Tooheys’ modification. This includes its Art Deco façade, and evidence of original fabric and the hotel accommodation room layout on the first floor.</p> <p>The Royal Exchange Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Royal Exchange Hotel is associated with Tooheys, which remodelled the hotel to its current Art Deco design in c1935–1939 and owned it from 1953. While this is a strong association, it is of questionable significance to the local area considering how many hotels Tooheys owned.</p> <p>The Royal Exchange Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Royal Exchange Hotel is an interwar Art Deco hotel building which makes an important contribution to the streetscape of Marrickville Road. Built in 1888 and remodelled in c1935–1939, the hotel has landmark qualities in its immediate context on the corner of Marrickville Road and Garners Avenue. Significant elements of the Royal Exchange Hotel’s Art Deco design are intact above the awning, including its vertical fin detailing, stylised lettering, rendered façade and horizontal banding, which make a strong contribution to the aesthetic appeal of the hotel. Despite modifications below the awning, the hotel has aesthetic significance for its highly recognisable Art Deco design.</p> <p>The first floor interiors of the Royal Exchange Hotel retain some architectural features and fabric, as well as the layout of original hotel accommodation, which reinforce the aesthetic value of the hotel.</p> <p>The Royal Exchange Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West’s hotels are important social institutions and are a celebrated part of the area’s culture. Serving as meeting places, hotels like the Royal Exchange Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Royal Exchange Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Royal Exchange Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Royal Exchange Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up.</p> <p>Further investigation of the Royal Exchange Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), as well as remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should</p> |

Heritage Data Form

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| | <p>be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>The Royal Exchange Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Royal Exchange Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The Royal Exchange Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Royal Exchange Hotel is a good example of an interwar Art Deco hotel building in the Inner West and demonstrative of the type of modification made to existing hotels in the early twentieth century. Originally constructed in 1888, the hotel was remodelled by Tooheys in c1925–1939 during a period of widespread hotel renewal. During the early twentieth century large Sydney breweries like Tooheys remodelled hotels using contemporary architectural designs to improve the image of the trade and adapt to changing trading conditions. The Royal Exchange Hotel is a good example of such a remodelling, which radically altered the appearance of the hotel, and is substantially intact on the exterior. The interiors of the hotel are partially intact and retain early layouts, fabric and features on the first floor which contribute to its representativeness.</p> <p>The Royal Exchange Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The exterior of the Royal Exchange Hotel is mostly intact in its 1930s form above the awning, with the pattern of openings reflecting their original 1888 locations. The 1930s Art Deco detailing is largely unchanged from this time, though windows have been replaced with modern aluminium-framed examples. The awning has been modernised but uses the 1930s cable stays, indicating that the frame may be original. The Ces Camilleri sculpture, though not original, contributes to the amenity of the building and the area, and should be retained.</p> <p>Below the awning the hotel is highly modified. The pattern of openings has been modified on Garners Avenue, but appears to reflect the original pattern to Marrickville Road, excluding the outdoor smoking area. Tiling, doors and windows on this level are modern and of no significance.</p> <p>Internally the Royal Exchange Hotel has undergone several phases of modification. These modifications have removed all evidence of original layouts, fabric or fittings on the ground floor. However, some early 1930s fabric is retained on the first floor and evidence of the original location of the keg chute is retained. These are of significance and contribute to the heritage value of the hotel.</p> |

HERITAGE LISTINGS

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|---------------------------|--|
| Heritage listing/s | |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|----------------------------------|--|---------|---|
| Title | Registrar General | CT Vol 855 Fol 144 & 143 | 1887 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 3257 Fol 102 | 1921 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 4004 Fol 96 | 1927 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 4263 Fol 188 | 1929 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 6801 Fol 5 | 1954 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Royal Exchange Hotel, Marrickville—Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Book | C Meader, R Cashmann & A Carolan | <i>Marrickville People and Places</i> | 1994 | Inner West Council Library |

Heritage Data Form

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| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |
|------------|-----------|---|------|----------------------|

RECOMMENDATIONS

| | |
|------------------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • It is recommended that the Royal Exchange Hotel, including interiors, at 203 Marrickville Road, Marrickville, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Royal Exchange Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the vertical fin detailing, stylised lettering, rendered façade, horizontal banding, parapet, brick construction, suspended awning, and pattern of fenestration of the first floor. - No new openings should be made on the Marrickville Street ground floor façade of the hotel building, and existing openings should not be enlarged. Reinstatement of the doorways to Garners Avenue should be encouraged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the keg chute (in its original location). On the first floor this includes the original hotel room layout, and 1930s plaster ceilings, skirting boards and windows, where existing. No significant interior fabric exists on the ground floor. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form and façade. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - The ground floor is significantly modified and can be freely adapted for continued operation, provided this does not impact significant fabric. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
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Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 12 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Royal Exchange Hotel, viewed from Gladstone Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Royal Exchange Hotel, viewed from Marrickville Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|------------------------------|-----------------|---------|-------------------------------|--------------------|
| Image caption | The Unity Hall Hotel, c1935. | | | | |
| Image year | c1935 | Image by | Unknown | Image copyright holder | Inner West Library |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-----------------------------------|-----------------|---------|-------------------------------|--------------------|
| Image caption | The Royal Exchange Hotel, c1980s. | | | | |
| Image year | c1980s | Image by | Unknown | Image copyright holder | Inner West Library |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|----------------------------------|-----------------|----------------|-------------------------------|--------------------|
| Image caption | The Royal Exchange Hotel, c2002. | | | | |
| Image year | c2002 | Image by | Diane McCarthy | Image copyright holder | Inner West Library |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|------------|-----------------|---|-----------------|
| Name of Item | The Welcome Hotel | | | | |
| Other Name/s Former Name/s | <i>Rhenischs Hotel, Rhenischs Welcome Hotel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 91 | | | | |
| Street name | Evans Street | | | | |
| Suburb/town | Rozelle | | Postcode | 2039 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/165451, 1/1018272, 2/1018272 | | | | |
| Location - Lat/long | Latitude | -33.862651 | | Longitude | 151.173351 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Welcome Hotel has significance for historic, aesthetic and representative values at a local level to the Inner West as an early suburban hotel in Rozelle. The Welcome Hotel was constructed in 1877 for Ernest Rhenisch on land purchased in the Merton Estate sale and was initially known as Rhenischs Hotel (also Rhenischs Welcome Hotel). The hotel is significant for its association with the development of Rozelle in the 1870s and 1880s during the economic boom and is reflective of the design and scale of suburban hotels built in new inner-city working-class suburbs of the time. Remodelled in c1920 by Tooth & Co, the Welcome Hotel is a good example of an earlier Victorian Hotel remodelled in an Interwar design in the early twentieth century in response to changing socio-economic conditions and the business strategies and promotional activities of large brewers. The hotel has aesthetic and representative significance as a well composed and detailed local suburban hotel which makes a strong contribution to the otherwise residential streetscape on a corner site. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

| DESCRIPTION | |
|-------------------------|--|
| Designer | |
| Builder/maker | |
| Physical Description | The Welcome Hotel, built in 1877 and remodelled 1920, is a rendered masonry two-storey Victorian period building with modest interwar period detailing at the parapet. The hotel is located on a corner site on a secondary thoroughfare street through a residential area of Balmain and Rozelle. It is located |

Heritage Data Form

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| | <p>at the intersection of Evans Street (facing north) and Nelson Street (facing east) and has a splayed corner.</p> <p>The hotel is constructed of rendered and painted brick. It has two hipped roofs clad in corrugated iron, which are concealed behind a simple parapet with subtle articulation by raised corner parapets flanking a low simple pediment to each street. The parapet is separated from the first floor by a rendered string course with wide dentil detailing on the corner and the ends of the building. The splayed corner features the building date '1877', in reference to the original date of construction, though it previously read '1919'. The pediments feature the building name 'WELCOME HOTEL'.</p> <p>The first-floor windows are early 12-pane timber-framed double-hung sash windows, which may have been modified from original doors c1920s. There is some evidence in the fabric to suggest there may have been a balcony on the upper level.</p> <p>The suspended awning wraps around the building extending the full extent of Evans Street. The awning has a modern soffit lining and has been modified to create a faceted corner edge.</p> <p>The ground floor of the hotel has rendered and painted walls which were previously tiled. The pattern of openings is original, with regularly spaced timber-framed double doors with fanlights. These doors are original or early and appear in photographs from the 1930s, along with the gold lettering to the glass. The timber-framed windows at the ends of each façade are not original.</p> <p>There is a single-storey addition to the rear of the hotel, as well as a single-storey infill structure facing Evans Street. A beer garden is located to the rear of the hotel beyond the addition, which is behind an early brick wall</p> <p>The keg chute, located on the splayed corner, indicates a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | |
| Physical condition and Archaeological potential | <p>The Welcome Hotel has been altered and the interiors refurbished several times. Despite modifications, the hotel has been well maintained for continued operation as hotel.</p> <p>The archaeological potential of the site is unknown.</p> | | | | |
| Construction years | Start year C.1885 | 1877 | Finish year C.1886 | 1877 | Circa <input type="checkbox"/> |
| Modifications and dates | <p>c1920—The hotel is remodelled by Tooth & Co. The parapet is altered to its present design, 12-pane timber sash windows are installed to the first floor, a suspending awning is added (possibly replacing an earlier balcony), and tiling added to the ground floor exterior.</p> <p>1937—Tiling is replaced on the ground floor and extended to the awning line</p> <p>1954—The interior of the hotel is altered, details of which are unknown.</p> <p>1961—The public bar is reconstructed in a new design</p> <p>1970s—Repainting and repairs</p> <p>1978—The roof is renewed due to water damage</p> <p>1980s—The hotel is renovated and the date of the parapet is changed to '1877'</p> <p>2002—Modifications to the interior and exterior of the hotel, including revision of openings to the north and west elevations</p> <p>2004—An awning is constructed over the side (southern) courtyard</p> <p>2014—Interior works to modify the first floor of the hotel for offices, a kitchen and a private function room.</p> | | | | |
| Further comments | | | | | |

HISTORY

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| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock</p> |
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teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Welcome Hotel

The Welcome Hotel was constructed in 1877 by Ernest Rhenisch on land he had purchased from the Merton Estate subdivision sale the previous year. The hotel was originally known as Rhenischs Hotel (alternatively Rhenischs Welcome Hotel).

In 1892 Rhenisch transferred the licence to Solomon Harris, and from then on the hotel was known as the Welcome Hotel. Rhenisch began leasing the hotel to Tooth & Co in 1899, though this lapsed in 1908 when George Kelly began running the hotel.

In 1920 the widow of Ernest Rhenisch sold the hotel to Tooth & Co. The brewery undertook £3,574 worth of alterations to the hotel in 1920. Works included remodelling the parapet in an Interwar design, installing tiling to the exterior, and adding the suspended awning. It is possible that these were partly completed prior to 1920, as the parapet of the hotel read '1919' before being changed to '1877' in the 1980s. Photographs from the 1930s show the doors to the hotel were dark stained timber with the distinctive curved BAR letter on the glass.

In 1937 the exterior tiling was modified to covering the ground floor facade to the awning.

In 1943 the adjacent 2 story brick building on the south elevation was purchased by Tooth & Co and rented as a residence.

In 1954 a further £9559 was spent on alterations to the hotel, which were limited to the interior. The public bar was reconstructed in 1961.

The hotel was painted multiple times in the 1970s and the roof renewed in 1978 due to water damage. In July 1982 Tooth & Co sold the Welcome Hotel to EB Golding and TL Atkins for \$330,000, having

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| | <p>undertaken interior painting and repairs in the previous years.</p> <p>In the 1980s the hotel was renovated and the parapet modified to read '1877', acknowledging the original construction date of the hotel.</p> <p>In 2002 an application to modify the interior and exterior of the hotel was made, including opening up the ground floor and first floor interiors and revisions to openings on the north and west elevations.</p> <p>In 2004 the awning was constructed over the side (southern courtyard).</p> <p>Further works were made in 2014 to the first floor of the hotel to modify the rooms to offices, a kitchen and a private function room.</p> |
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THEMES

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| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Welcome Hotel has historical significance to Rozelle and the Inner West as a long running corner hotel in a suburban residential setting. Constructed in 1877 by Ernest Rhenisch, who had purchased the land from the Merton Estate subdivision sale, the hotel was first known as Rhenischs Hotel or Rhenischs Welcome Hotel. The hotel is significant in the historical course and pattern of Rozelle's residential development during the economic boom of the 1870s and 1880s. It historically reflects the Victorian subdivision pattern and the importance of local hotels in the nineteenth century in densely populated residential neighbourhoods of the Inner West as the industrial labour force grew in Sydney. The Welcome Hotel also has significance as evidence of the historical evolution of hotel designs under the ownership of large breweries in the early twentieth century. In c1920 the hotel was remodelled by Tooth & Co in an Interwar style, modifying the parapet, adding the suspending awning, and tiling to the ground floor exterior. In the early twentieth century, large Sydney breweries like Tooth & Co remodelled earlier Victorian hotels using contemporary architectural design to promote their brand and identity in response to change socio-economic conditions. The Welcome Hotel's remodelling is a characteristic example of this historical process, which had a substantial impact on the design of hotels throughout Sydney.</p> <p>The Welcome Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Welcome Hotel is associated with publican Ernest Rhenisch, who built the hotel in 1877, and Tooth & Co, who owned the hotel from 1920. While Rhenisch and Tooth & Co's association with the hotel is strong, its importance to the local area is questionable and does not meet the threshold of significance.</p> <p>The Welcome Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Welcome Hotel is a good example of a two-storey suburban Interwar style hotel building built on a quiet residential corner of the Inner West. Constructed in 1877 and remodelled in c1920 by Tooth & Co, the hotel makes a strong contribution to the streetscape at the intersection of Evans Street and Nelson Street. The hotel has a simple but well detailed Interwar-era exterior and splayed corner to address both street frontages. Significant early features above the awning include its subtly articulated parapet with low pediment, string course, and dentil detailing, as well as the 12 pane timber sash windows, and rendered façade. The suspended awning and pattern of openings on the ground floor are typical of hotel design and made a positive contribution to its design. Timber doors, architraves and fanlights of the ground floor add to its aesthetic quality, with the gold lettering enhancing the hotel's historical appeal. The hotel is characteristic of the scale of a hotel built to match its suburban surroundings and is of aesthetic significance, having undergone limited modification since c1920. The interior of the Welcome Hotel is considered likely to retain original features in some areas.</p> <p>The Welcome Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Welcome Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly</p> |

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| | <p>valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Welcome Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Welcome Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Welcome Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and socio-economic conditions. Potential further investigation of the Lewisham Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Welcome Hotel could meet the threshold of significance under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Welcome Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Welcome Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Welcome Hotel is a good representative example of a suburban Victorian era hotel which was remodelled by Tooth & Co in c1920 in a contemporary Interwar design. The hotel has undergone limited external modification since is characteristics of the size and subtle detailing of such a hotel. The hotel reflects the historical form and evolution of Victorian era hotels in the Inner West and is demonstrative of Tooth & Co's influence on the design of hotels in Sydney.</p> <p>The Welcome Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The Welcome Hotel is mostly intact and reflects in c1920 Interwar form externally, having undergone limited external modification since then. Accretions above the awning include planter boxes and modern signage, as well as services and a small balcony overlooking the beer garden. Windows and the parapet date from the 1920s. It is possible that a balcony originally existed on this floor, though further research is required.</p> <p>The awning is in its original location, using the original stays, but has been modified with modern cladding and soffit linings.</p> <p>Below the awning the hotel has been modified to remove the Interwar tiling to the façade. The pattern of openings is original. The doors with fanlights are early and reflect the hotel's c1920 Interwar form. Windows on the ends of the street facades are modern replacements.</p> <p>The single storey addition at the rear of the hotel is contemporary, as is the single storey infill on the southern elevation of the hotel along Evans Street.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric associated with the 19th century, c1920s and later in some areas.</p> |

HERITAGE LISTINGS

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| Heritage listing/s | C7 The Valley Heritage Conservation Area |
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Heritage Data Form

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-----------------|---|---|---------|--|
| Title | Registrar General | CT Vol 271 Fol 119 | 1876 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 3031 Fol 142 | 1920 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Welcome Hotel, cnr. Evans and Nelson Streets, Rozelle, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

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| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • While this property is included in The Valley Conservation Area (C7), it is recommended that the Welcome Hotel, including interiors, at 91 Evans Street, Rozelle be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under several criteria. • Significant heritage attributes and elements of the Welcome Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner design, rendered façade, parapet with low pediment, string courses and dentil detailing, 12 pane timber sash windows, suspended awning, brick wall to the beer garden, and original timber doors, architraves, and fanlights (including gold glass lettering) to the ground floor. - No new openings or enlargement of openings should be made on the street facades of the hotel building. Significant interior fabric and layouts should be retained and conserved. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Vertical additions should be avoided particularly over the main original built form and should maintain the legibility of the hotel's original form, especially from Nelson Street. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as ground floor exterior tiling. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes the planter boxes, services and signage on the first floor exterior. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, |
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| | <ul style="list-style-type: none"> subject to environmental and heritage impact assessment processes. Further assessment is recommended following inspection of the interiors of the hotel. |
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| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 19 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Welcome Hotel viewed from the Intersection of Evans Street and Nelson Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The east elevation of the Welcome Hotel, viewed from across Evans Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The rear of the Welcome Hotel viewed from Nelson Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|----------------------------|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Welcome Hotel in 1930. | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|----------------------------|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Welcome Hotel in 1970. | | | | |
| Image year | 1970 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |

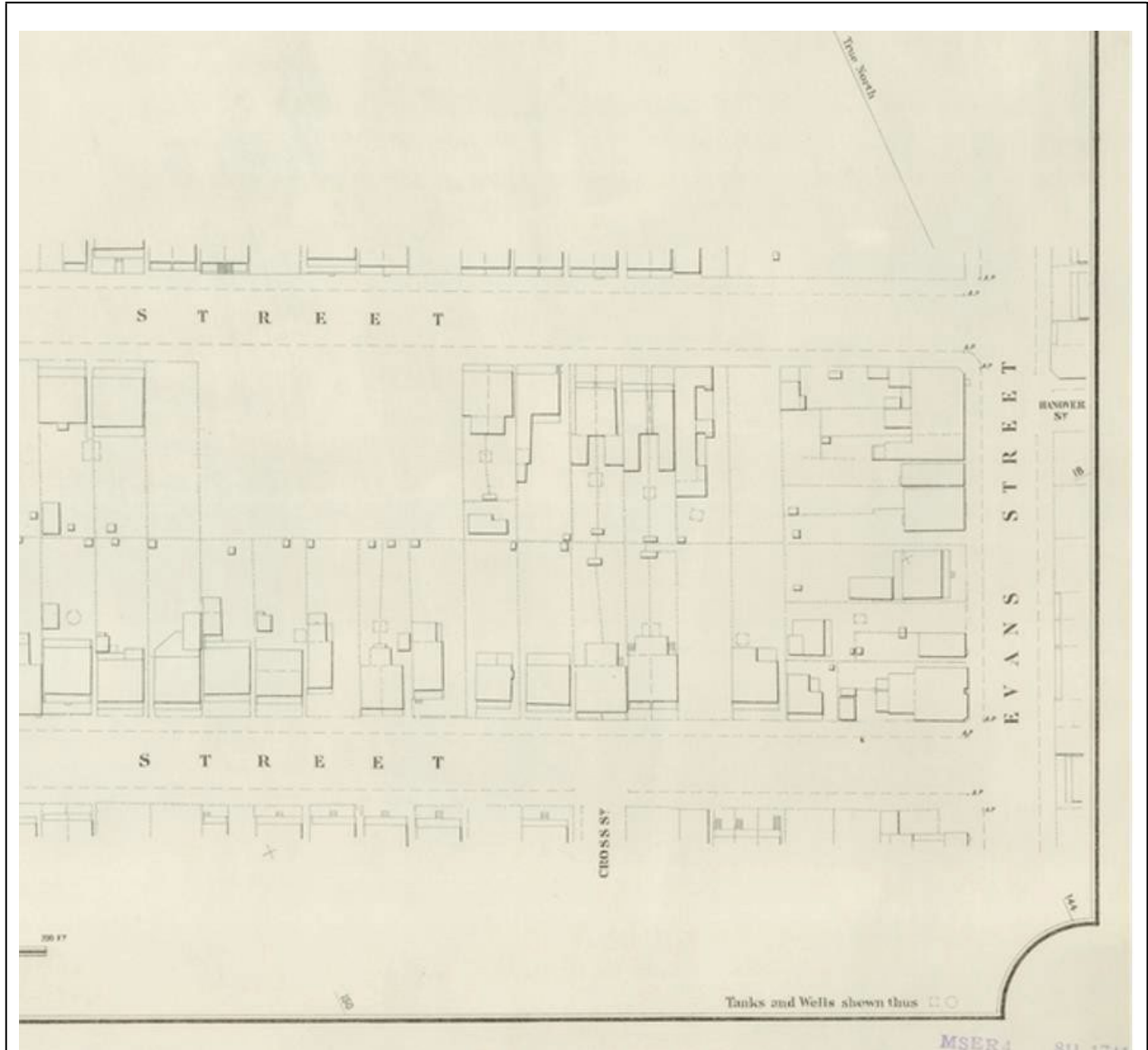


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|--|-----------------|------------------------------|-----------------------------------|-------------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 56, Balmain, showing the lot of the Welcome Hotel. | | | | |
| Image year | 1890 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|---|--------------------|-----------------|
| Name of Item | Town Hall Hotel, including interiors | | | | |
| Other Name/s Former Name/s | | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 366 | | | | |
| Street name | Darling Street | | | | |
| Suburb/town | Balmain | Postcode | 2041 | | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/441626 | | | | |
| Location - Lat/long | Latitude | -33.856744999999997 | Longitude | 151.17808600000001 | |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | | | | | |
| Current use | Gym, Offices, Bottle Shop | | | | |
| Former Use | Hotel | | | | |
| Statement of significance | <p>The Town Hall Hotel has significance for historic, associative, aesthetic and representative values at a local level as a historic pub in Balmain and the Inner West. The hotel was first constructed in 1879 on the periphery of Darling Street's commercial area, servicing the newly established residents of the western part of Balmain as the suburb expanded. The hotel, which was associated with Tooth & Co from 1883 and rebuilt by the company in 1930, demonstrates the evolution of breweries' relationship with hotels from the nineteenth to the twentieth centuries. Initially leased, the Town Hall Hotel was purchased outright by Tooth & Co in 1929 in keeping with the practice of hotel acquisition. This enabled Tooth & Co to maintain its monopoly on beer sold at the hotel, and to make changes as they saw fit. The 1930 rebuild of the Town Hall Hotel, initiated by Tooth & Co to improve the image of the venue, was designed by accomplished hotel architect, Sidney Warden. It is a late example of Warden's use of a Free Classical inspired design, combining Anglo-Dutch and Mediterranean influences on a landmark building sited at a prominent Balmain intersection. The hotel has a strong connection to Warden and is a representative and aesthetically significant example of his hotel architecture. It also evidences the commercial strategy and investment by large breweries-hoteliers in the promotion of their brand and products via local hotel design and development the early twentieth century. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | Local <input checked="" type="checkbox"/> | | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|--|------|------------------------------|------|--------------|--------------------------|
| Designer | Sidney Warden (1930 rebuild) | | | | | |
| Builder/maker | | | | | | |
| Physical Description | <p>The Town Hall Hotel is a two-storey interwar Free Classical style influenced brick building built in 1879 but largely rebuilt in 1930. The building is situated at the intersection of Darling Street and Montague Street and Little Darling Street to the rear. It has a splayed corner to the intersection. Darling Street slopes down to the west, giving the hotel additional height on this elevation. A two-storey addition along Montague Street was added when the hotel was rebuilt.</p> <p>The hotel is constructed of brick—tuck-pointed face brick on the first floor and rendered on the ground floor. The building has a terracotta tiled hipped roof with projecting eaves, a moulded plaster frieze course, and a dutch gable pediment to Montague Street. The dutch gable has a circular louvred vent, flagpole and the name 'TOWN HALL HOTEL' in plaster lettering. Below the lettering is a semi-circular recess with a moulded plaster scroll inserted. The dutch gable has rendered pilasters on either side. The first floor has regularly spaced eight-pane timber-framed double-hung sash windows, with a rendered string course from their sills. It has a wraparound cantilevered balcony accessible via a doors with barley twist pilasters on Darling Street, which were formerly windows to a small balcony. The building has an infilled, recessed balcony below the dutch gable on Montague Street, supported by square columns with a rendered brick balustrade. On the splayed corner is a rendered panel with the name of the hotel in plaster lettering.</p> <p>The ground floor is simpler in detailing and highly altered. The external walls are of rendered masonry. The pattern of openings is altered, with doorways along both street fronts infilled to form double-height timber-framed windows. The former private entrance to the hotel on Montague Street retains its original scroll-form architrave and lintel. This is joined by a rendered string course which runs the length of the hotel to the end of its Darling Street façade.</p> <p>The two-storey south annexe on Montague Street formerly held staff accommodation, kitchens and lounges, and provided access to the accommodation rooms on the first floor. It is constructed of face brick and continues the detailing of the first floor of the hotel, save for the simple brick parapet which hides a rooftop terrace. A small hipped-roof structure on the annexe provides access to the terrace and is the original laundry room of the hotel.</p> <p>The building is no longer in use as a pub. It is used for commercial purposes.</p> <p>The former keg chute was not located, though a vent on the Darling Street façade indicates there is a basement cellar.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | The Town Hall Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition. The archaeological potential of the site is unknown. | | | | | |
| Construction years | Start year C.1885 | 1879 | Finish year C.1886 | 1930 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1930—The hotel is rebuilt by Tooth & Co. The new hotel was designed by architect Sidney Warden in the interwar Free Classical style.</p> <p>1956—A single-storey addition is added to the south elevation, filling in the yard to Montague Street. Staff accommodation on the ground floor of the south annexe is converted to a lounge bar.</p> <p>1966—The public bar counter is cut back to form an island bar.</p> <p>1966–88—A stage is formed in the public bar and the easternmost entrance on Darling Street is converted into a green room.</p> <p>1988—The internal bottleshop is removed to expand the public bar space.</p> <p>1999–2000—The hotel is renovated and the interior layout changed. The first floor is converted into a bar and lounge, with internal walls removed. The awning is converted to a balcony with seating. The ground floor layout is also changed to remove the saloon bar between the public bar and the former lounge bar. Entrances along Darling Street are converted and their stairs removed.</p> <p>2005—Windows along Montague Street are replaced with modern bifold windows and balustrades.</p> <p>2016—The exterior of the hotel is repainted.</p> <p>2017—The Town Hall Hotel is sold and converted from a hotel to commercial tenancies. The interior of the hotel is divided to accommodate the new tenancies and fire upgrades are made.</p> | | | | | |

Heritage Data Form

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| Further comments | |
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| HISTORY | |
|-------------------------|---|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.</p> <p>From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.</p> <p>Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.</p> <p>In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.</p> <p>At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.</p> <p>The Town Hall Hotel</p> <p>The first Town Hall Hotel was constructed in 1879 by publican Maurice Bennett, who had purchased the land the year prior. Bennett's application for a licence was opposed by the police on the basis that there were 35 licensed hotels in the area at the time of construction; they claimed that the locals did not want more. The matter was resolved in Bennett's favour, with magistrates ruling 4-0 that he</p> |

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| | <p>should receive a licence.</p> <p>The first Town Hall Hotel was a smaller, square building occupying the corner of Montague Street and Darling Street with rear annexe. Oblique photographs from the early twentieth century suggest this building had a small timber posted balcony on the corner. Another detached building was constructed along the Montague Street frontage, separated from the hotel building by a yard. Proposed renovations in 1909 and 1911 would have included constructing a dining room in that area. The hotel appears to have been detached from the adjacent building to the east along Darling Street, and a verandah overlooked the alleyway between the buildings.</p> <p>In 1883 Bennett loaned money from the Tooth brothers, beginning a long association between the brewers and the hotel. This arrangement likely resulted in the building being 'tied' to Tooth & Co. In 1919 the hotel was sold to Thomas Frost by Bridget Bennett, the widow of Maurice. Frost also received a loan from Tooth & Co for the purchase of the hotel, indicating the hotel continued to be 'tied' to the brewery.</p> <p>In 1929 the freehold title of hotel was purchased from Frost by Tooth & Co, which proceeded to rebuild it. The hotel was rebuilt in the interwar Free Classical style at a cost of £10,160 by architect Sidney Warden, one of the most prolific architects employed by Tooth & Co in the early twentieth century. Warden designed over 392 hotel rebuilds and alterations over his career, being one of the main beneficiaries of the revitalisation of hotels in Sydney by large breweries during the early twentieth century. Examples of Warden's work in the Inner West include the Henson Park Hotel, Marrickville Hotel (now closed), and Lewisham Hotel.</p> <p>The new hotel included doors to both street frontages, accessed by stairs on Darling Street. A small yard formed an L-shape at the rear of the hotel facing to Little Darling Street, with a gate from Montague Street. Beside this was an annexe attached to the south elevation of the hotel, which was the hotel's private entrance to the accommodation on the first floor. This had a small hipped-roof laundry structure above.</p> <p>The design of the new hotel itself included the prominent dutch gable to Montague Street, with a recessed balcony below. The first floor had a face brick façade with multipane glass windows with shutters, below which was the suspended awning. In typical hotel style the ground floor façade was tiled with cream tiles with banding to the awning line, except on the south annexe.</p> <p>In 1956 Sidney Warden designed modifications to the Town Hall Hotel which were completed in 1957. This included the single-storey addition on the south of the building, which filled in the yard to Montague Street. Internally the staff rooms on the ground floor of the south annexe were cleared to form a lounge bar.</p> <p>In 1966 the public bar counter was cut back to form an island bar, providing more standing space. Drawings produced in 1988 for removal of the internal bottle shop to expand the public bar space show that a stage had been formed in the public bar, with the easternmost entrance becoming a green room.</p> <p>In 1999–2000 the hotel's interior layout was modified, including converting the first floor accommodation into a bar and lounge area. The awning was converted to a balcony with seating and the ground floor layout was reconfigured, removing the saloon bar between the public bar and the gaming area, which was the former lounge bar. Entrances along Darling Street were converted to windows and the stairways were removed in the works.</p> <p>In 2005 ground floor windows were replaced with modern bifold windows with balustrades.</p> <p>In 2016 the hotel was purchased by the Balmain Pub Group and repainted in its present scheme. The following year it was sold to a developer group, Eastern Property Alliance, which converted the building from a hotel to commercial tenancies, including a gym. Internal modifications were undertaken to accommodate the new tenancies, as were fire upgrades.</p> |
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| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

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| APPLICATION OF CRITERIA | |
|--|---|
| Historical significance SHR criteria (a) | <p>The Town Hall Hotel has historical significance to the Inner West as one of the historic pubs established on Darling Street in Balmain during the 1870s as the suburb expanded westward on the peninsula. The hotel, which was built in 1879 for Maurice Bennett, sat at the periphery of the suburb's commercial high street in an area which became its civic precinct with the construction of the Balmain Town Hall the following decade. The Town Hall Hotel has historical significance for its association with the growth of Balmain's population in the west and the maturation of the suburb in the late nineteenth century.</p> <p>The Town Hall Hotel also demonstrates the evolution of large Sydney breweries tied with the hotel trade in the nineteenth and twentieth centuries. From 1883 the hotel was linked to Tooth & Co, which used loans and leases to bind publicans to the sale of their beer. By 1929 the freehold of the Town Hall Hotel was owned by Tooth & Co, in keeping with the trend of hotel acquisition which accelerated in the early twentieth century as the brewery sought to cement its monopoly. The process of acquisition allowed Tooth & Co to systematically renew earlier hotels in Sydney using contemporary architecture to improve the image of its venues and adapt to changing socio-economic conditions. The Town Hall Hotel, which was rebuilt in 1930 to an interwar Free-Classical influenced design by Sidney Warden for Tooth & Co, demonstrates this historical evolution and the changing associations between breweries and hotels from the nineteenth and twentieth centuries.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Town Hall Hotel is associated with architect Sidney Warden, who designed the rebuild of the hotel in an interwar Free-Classical influence in 1930. Warden was a prolific hotel architect who worked closely with Tooth & Co and other breweries, designing over 392 alterations and additions to hotels throughout his career. Warden was influential in bringing the modernist International Style to Australian hotels in the 1930s and onwards, but predominantly worked in the Free Classical style in the decade before. Examples of his work in this style include the Lansdowne Hotel (1923) in Chippendale and the Town and Country Hotel (1923) in St Peters. The Town Hall Hotel, which was rebuilt in 1930, is a late example of a Warden hotel influenced by the Free Classical style. The hotel's confident design moves beyond strictly classical ornamentation, blending Anglo-Dutch features with playful Mediterranean elements like the barley twist columns. The 1957 single-storey addition on the south, designed by Warden, shows his capability to design new additions to blend harmoniously with his original vision for the hotel.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Town Hall Hotel is a fine example of a two-storey interwar brick hotel building which has landmark qualities on a prominent intersection of the Balmain peninsula. Designed by architect Sidney Warden in 1930, the hotel is a late example of a Free Classical inspired hotel design in the Inner West, combining Anglo-Dutch and Mediterranean influences to create a unique and pleasing interwar design. The hotel makes a distinctive contribution to the streetscape, taking advantage of Darling Street's steep topography to dominate the eastern corner of the Darling Street and Montague Street intersection. It was designed by architect Sidney Warden.</p> <p>Significant aesthetic elements include its terracotta tiled roof with projecting eaves, dutch gable, tuck pointed face brick façade, moulded plaster elements, barley twist columns, pilasters and eight-pane timber-framed sash windows. These combine with characteristic 'pub' features, like the suspended awning and regularly spaced openings on the ground floor, to create a pleasing aesthetic design. The interior of the Town Hall Hotel is considered likely to retain original features in some areas.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Town Hall Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Town Hall Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> |

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| | <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Town Hall Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Town Hall Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Town Hall Hotel is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be gauged in order to determine if the site has research potential which could contribute a better understanding of historical hotels in the area.</p> <p>It is not known whether the Town Hall Hotel could meet the threshold of significance under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Town Hall Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Town Hall Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Town Hall Hotel is a fine example of a two-storey interwar hotel building constructed in the Inner West during the early twentieth century to the design of noted hotel architect Sidney Warden. The Town Hall Hotel shows the scale, design and type of hotels constructed for large breweries during the process of hotel renewal in the early twentieth century. The hotel demonstrates how architects were hired to draw on contemporary architectural design to improve the image of hotels and adapt to changing trading conditions, resulting in the creation of new typologies of hotel building. The Town Hall Hotel is a good example of such a hotel in the Inner West and is substantially intact on the exterior. The interior of the Town Hall Hotel is considered likely to retain original features in some areas which would enhance its ability to demonstrate this typology of building.</p> <p>The Town Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The exterior of the Town Hall Hotel is mostly intact in its original form above the awning. Modifications such as the infill to the recessed balcony, conversion of windows to doorways on Darling Street, and the balcony on the suspended awning are not original and detract from its design. Below the awning the hotel is highly modified, with the pattern of openings altered and contemporary doorways and façade render applied. Original fabric that remains below the awning is the scroll form architrave to the former private entrance on Montague Street and the string course above the lintels. The awning itself is modified but uses the original awning stays.</p> <p>At the rear of the hotel is a single-storey addition from 1957, which is highly sympathetic and contributes to an understanding of the hotel.</p> <p>Internally the hotel has undergone successive changes. The interior of the hotel is likely to retain original and early fabric in some areas.</p> |

HERITAGE LISTINGS

| | |
|---------------------------|--|
| Heritage listing/s | C7 The Valley Heritage Conservation Area |
| | |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|-------|-------------------|-------------------|------|----------------------------|
| Title | Registrar General | CT Vol 178 Fol 79 | 1874 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 211 Fol 25 | 1875 | NSW Land Registry Services |

Heritage Data Form

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|---------------------|---|---|------------------|--|
| Title | Registrar General | CT Vol 1726 Fol 9 | 1906 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 4357 Fol 40 | 1929 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Town Hall Hotel, cnr. Darling and Montague Streets, Balmain, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Architectural Plans | Various | Town Hall Hotel, Balmain—Tooth & Co Ltd Archive of Architectural Drawings of Hotels | Various | Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels |
| Newspaper Article | <i>Evening News</i> | 'Important Licensing Business' | 9 Sep 1879 (p 2) | Trove, National Library of Australia |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

| | |
|------------------------|--|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in The Valley Heritage Conservation Area (C7), it is recommended that the Town Hall Hotel, including interiors, at 366 Darling Street, Balmain, be listed as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022. • Significant heritage attributes and elements of the Town Hall Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed corner design, terracotta tiled roof with projecting eaves, dutch gable, tuck pointed face-brick façade, moulded plaster elements, barley twist columns, pilasters, string course, moulded architrave, eight-pane timber-framed sash windows, and suspended awning. - No enlargement of openings should be made on the street façades of the original hotel building. Infilled doors should be converted back to doorways. - Significant interior fabric and layouts should be retained and conserved. - Future rear additions should not compromise the hotel's significant qualities, and vertical additions should be avoided, particularly over the main original built form. - Face brickwork should not be painted and removal of infilled balconies is encouraged. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. • The continued use of the building, consistent with its long history of hotel trading, as a pub/hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
|------------------------|--|

Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 7 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Town Hall Hotel, as viewed from across the intersection of Darling Street and Rowntree Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Town Hall Hotel, as viewed from across Darling Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Town Hall Hotel, as viewed from Montague Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

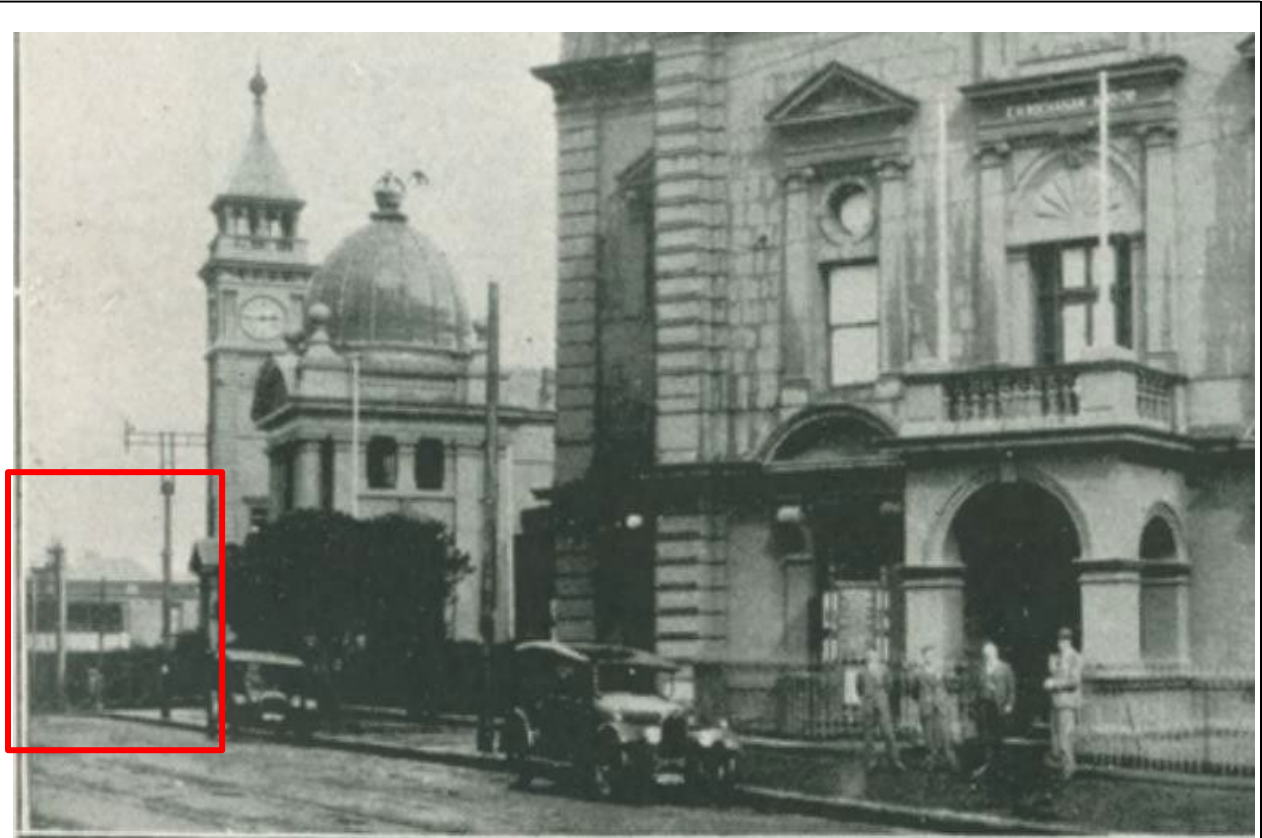


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--|-------------------------------|---|
| Image caption | Detail of a photograph of Balmain Town Hall, c1920s, showing the original 1879 Town Hall Hotel in the background (outlined in red). | | | | |
| Image year | c1920s | Image by | | Image copyright holder | Inner West Council Library (with GML overlay) |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|------------------------------|-----------------|-------------|-------------------------------|-------------------------------------|
| Image caption | The Town Hall Hotel, c1930s. | | | | |
| Image year | c1930s | Image by | Milton Kent | Image copyright holder | Museum of Applied Arts and Sciences |

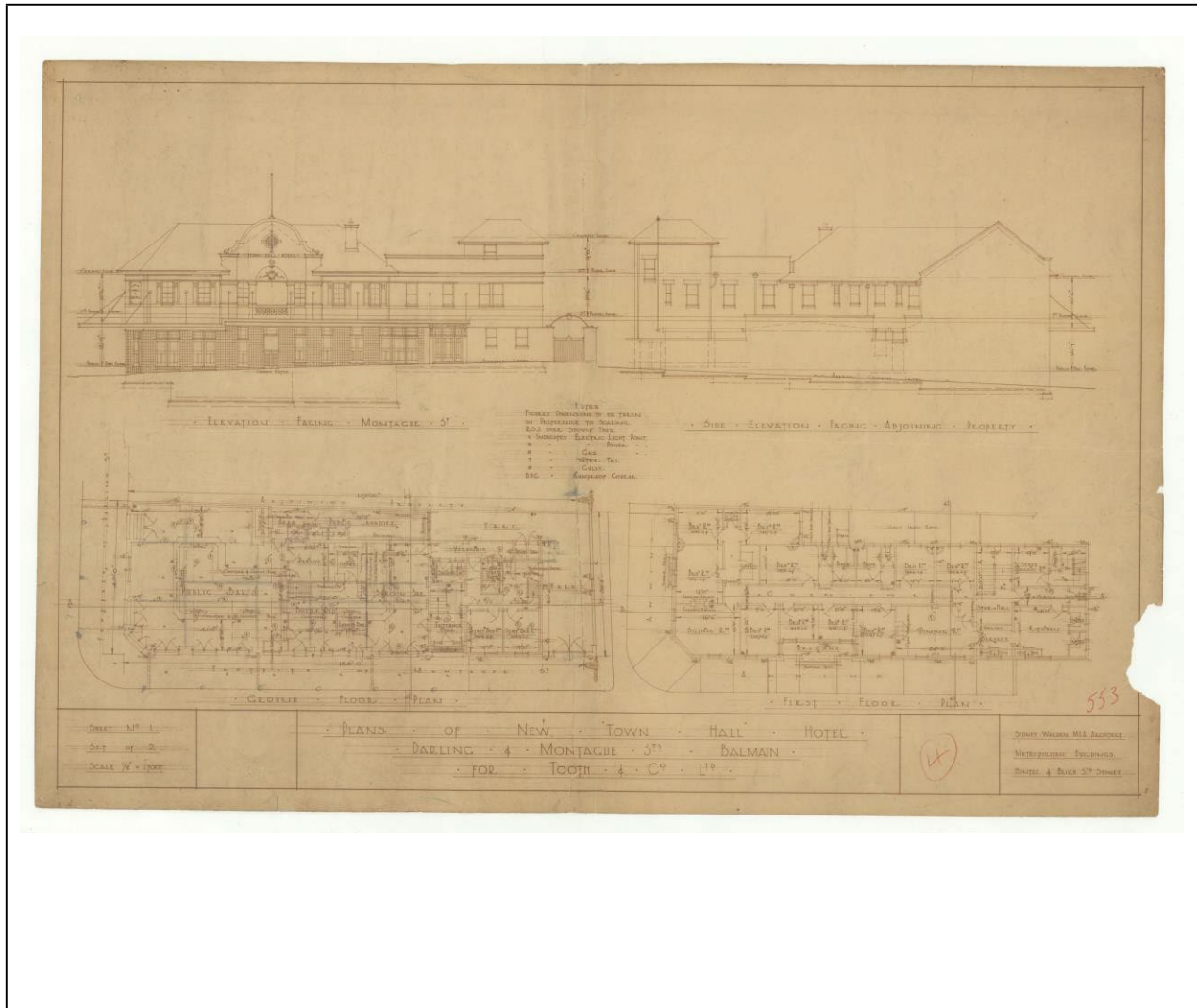


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------|-------------------------------|-------------------------------------|
| Image caption | The original plans of the new Town Hall Hotel prepared by Sidney Warden. | | | | |
| Image year | 1930 | Image by | Sidney Warden | Image copyright holder | Museum of Applied Arts and Sciences |

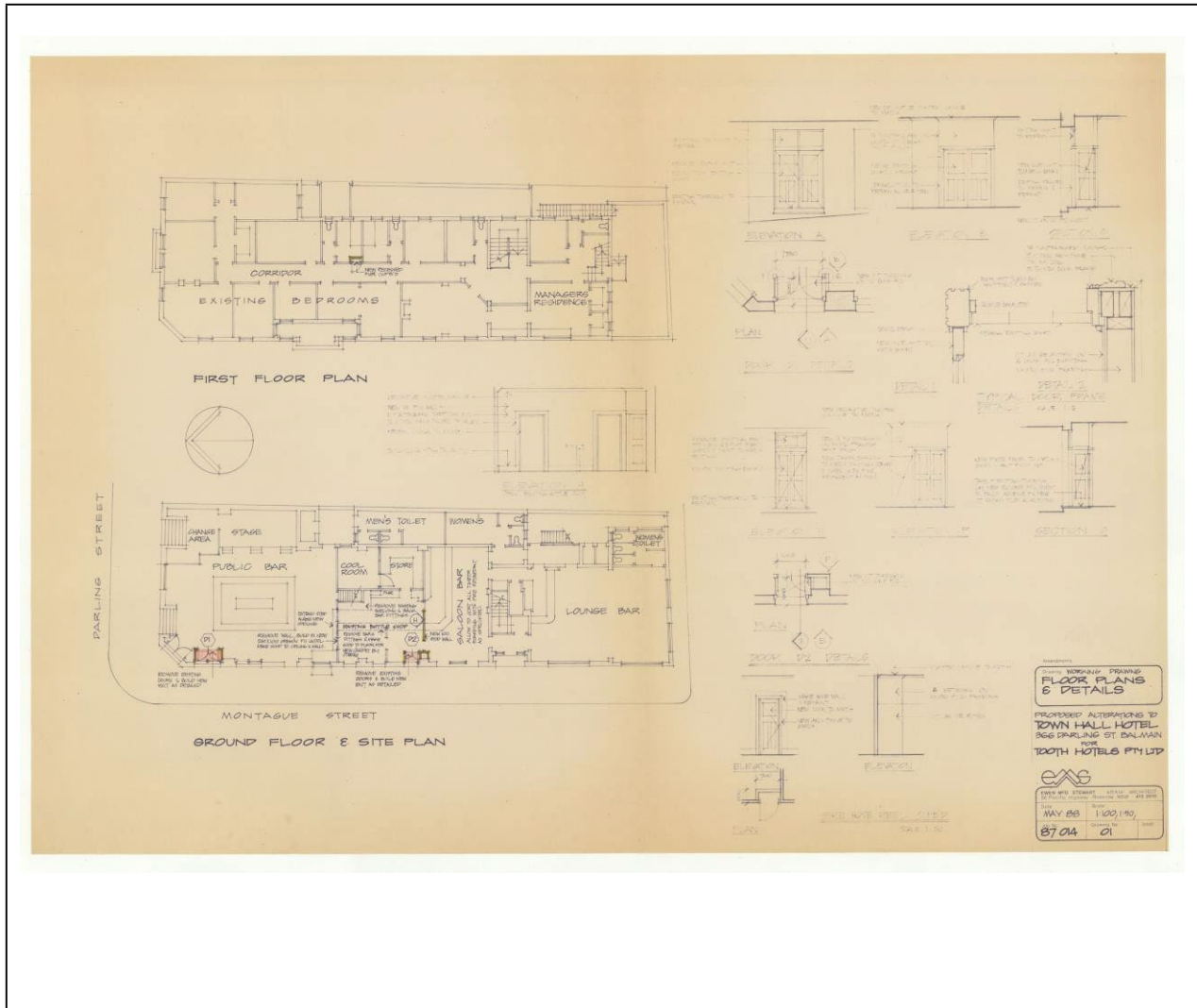


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|------------------|-------------------------------|-------------------------------------|
| Image caption | Floor plans of modifications to the hotel in 1988, showing its layout at the time. | | | | |
| Image year | 1988 | Image by | Ewen McD Stewart | Image copyright holder | Museum of Applied Arts and Sciences |

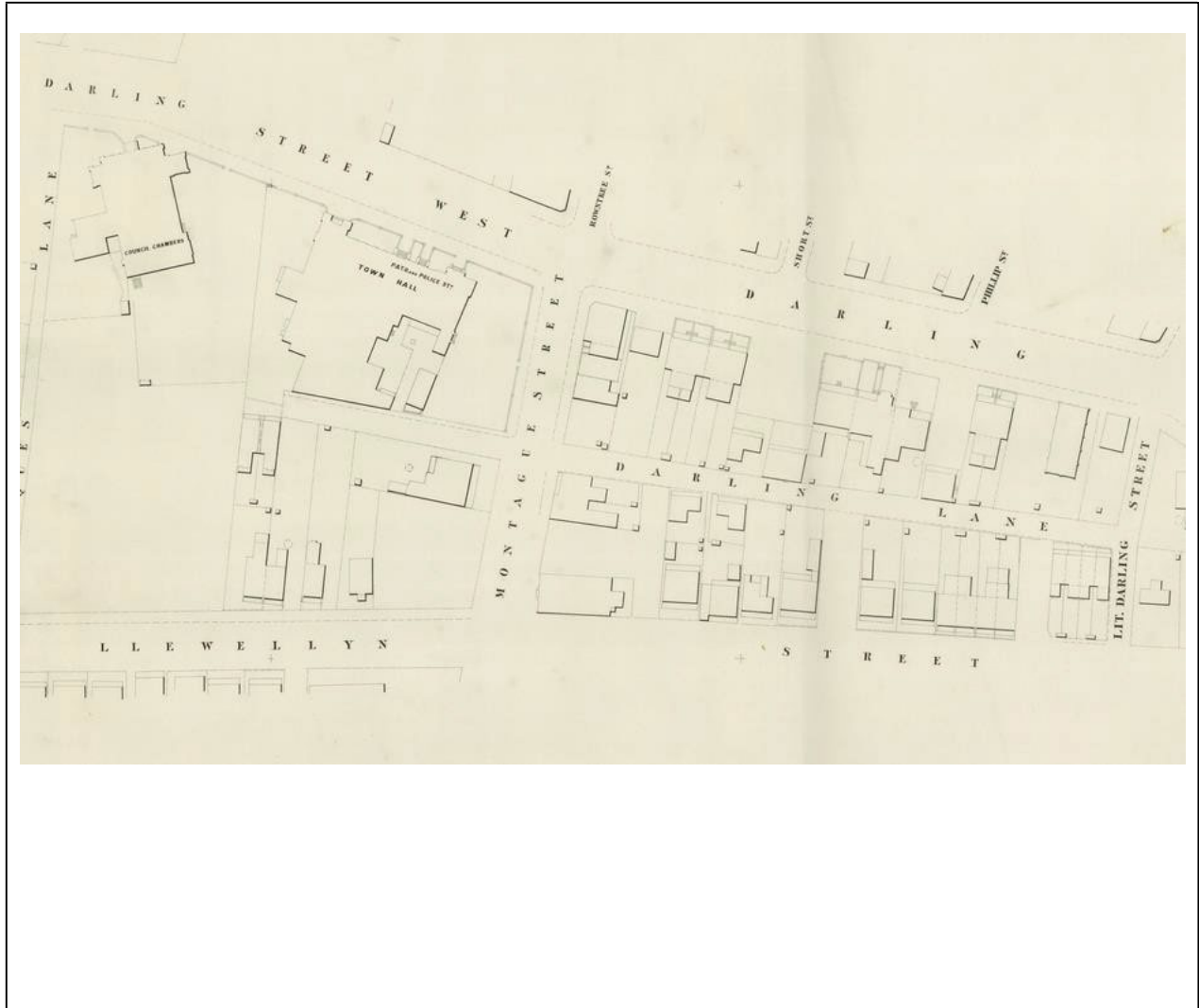


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|------------------------------|-----------------------------------|-------------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No. 36, Balmain, showing the lot of the Town Hall Hotel, with the original hotel building footprint. | | | | |
| Image year | 1890 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|---|--------------------|-----------------|
| Name of Item | Unity Hall Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>New Unity Hall Hotel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 292-294 | | | | |
| Street name | Darling Street | | | | |
| Suburb/town | Balmain | Postcode | 2041 | | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/72396, 1/75119 | | | | |
| Location - Lat/long | Latitude | -33.857655999999999 | Longitude | 151.18080800000001 | |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Unity Hall Hotel has significance for historical, associative, aesthetic and representative values at a local level as a landmark hotel in Balmain and the Inner West and for its connection to the NSW Labor Party. Constructed in 1875 to replace an earlier venue of the same name in Balmain East, the Unity Hall evidences the second phase of larger hotel buildings constructed on the Balmain peninsula following the economic boom post goldrush and the growth residential development especially under the ownership of large breweries such as Tooth & Co..</p> <p>The Unity Hall was the venue where the Labour Electoral League formed in 1891 and has a strong and special association with its successor, the Australian Labor Party, and its supporters. Members and supporters of the Labor Party consider it a symbolic site in the creation of a political labour movement in NSW. Associations between the hotel and the Labor Party are enduring and former politicians often feature in celebrations of the hotel's history, most notably when former prime minister Gough Whitlam unveiled a plaque at the hotel in 1991.</p> <p>The hotel has significance for its ability to demonstrate how historical pubs in the Inner West evolved and adapted to changing conditions,</p> <p>The Unity Hall also has significance as the venue where the Labour Electoral League was formed in April 1891, a historical milestone in the development of a political labour movement in NSW and Australia.</p> <p>Extensively modified in 1919 to the fashionable and popular, interwar Free Classical style, the hotel demonstrates commercial investment and renewal of earlier hotels during the early twentieth century to appeal to new clientele. The hotel is a good aesthetic example of the style on a landmark corner site in the centre of Balmain. It is also a good representative example of this style. It demonstrates how hotels expanded into adjacent properties to increase their capacity, with the adjacent two-storey building (1889) integrated into the hotel complex in 1942 and now housing the bottle shop and Workers Bar.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | Local <input checked="" type="checkbox"/> | | |

Heritage Data Form

| DESCRIPTION | | | | | | |
|--|---|------|-------------------------------|------|--------------|--------------------------|
| Designer | William Henry Cavill | | | | | |
| Builder/ maker | William Henry Cavill | | | | | |
| Physical Description | <p>The Unity Hall Hotel is a two-storey hotel building constructed in 1875 and remodelled in c1919 in the interwar Free Classical style. The hotel is on a prominent, acute corner site on the intersection of Darling Street and Beattie Street, Balmain, and makes an important contribution to the urban form at this important corner central to Balmain. It is a rendered masonry building with a faceted corner façade. Along Darling Street is a modern infill addition with an open-air first floor balcony. This connects to the Balmain Wine Shop and Workers Bar building to the west, which is part of the hotel complex.</p> <p>The building has a terracotta tiled hipped roof with overhanging eaves and one remaining original rendered brick chimney with a terracotta chimney pot. It retains its original form, except for the faceted corner, which has a parapet with recessed panels featuring the building name 'UNITY HALL HOTEL' and the date '1919', and three flagpoles. The wraparound metal suspended awning, also likely to date from 1919, has contemporary linings. The pattern of fenestration to the upper level appears to have retained its modified 1919 form, with some window modifications and an infilled recessed balcony to Darling Street. The timber-framed four-pane, double-hung, timber sash upper-level windows remain in the 1870s part of the building.</p> <p>The pattern of fenestration below the awning retains its overall 1919 form, but many windows and doors have been modified. The wall tiles, likely to date from 1919, remain but have been removed above the sill level. The original keg chute on the footpath near the corner on Beattie Street indicates a basement cellar.</p> <p>The Balmain Wine Shop and Workers Bar is a two-storey commercial building constructed in 1886 and integrated into the hotel complex in 1942. It is a rendered masonry building with a pedimented parapet displaying similar recessed panels as the pub. The building has regularly spaced timber-framed french doors to the first storey, indicating a former balcony since replaced by a metal awning. This has traditional stays and contemporary linings. The building is modified below the awning to accommodate the bottle shop.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | <p>The Unity Hall Hotel is in good condition and has been maintained for hotel operation.</p> <p>The archaeological potential of the site is unknown.</p> | | | | | |
| Construction years | Start year C.1885 | 1875 | Finish year C.1886 | 1875 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>Pre-1900—A timber posted balcony is installed on the front façade of the building.</p> <p>1915—New bathrooms are installed in the hotel yard.</p> <p>1919—The hotel is extensively refurbished. The façade is modified to a contemporary style and tiles are installed on the exterior.</p> <p>1942—The adjacent property is purchased and integrated into the hotel complex as a storage facility.</p> <p>1958—£12,100 of alterations and additions are made to the hotel.</p> <p>c1987—Interior alterations to the bar area are made.</p> <p>2001–2010—Successive alterations are made to the interior. This includes moving the bathrooms and opening a direct connection between the saloon bar area and the front bar. An infill verandah is constructed between the two-storey building and the hotel building.</p> <p>2012—The hotel is extensively renovated on the interior. A bar is opened on the first floor of the two-storey building, connected to the hotel by a set of stairs which was later removed.</p> | | | | | |
| Further comments | | | | | | |

Heritage Data Form

HISTORY

Historical notes

Overview of the Development of Hotels in the Inner West

Pubs in the Inner West were established as Sydney's suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.

In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era 'swill-houses'.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area.

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The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Unity Hall Hotel

The Unity Hall Hotel was designed and built by William Henry Cavill, a grocer, in 1875. Cavill leased it to publican Ann Taylor, who transferred her licence from her existing Unity Hall Hotel on the corner of Darling and Nicholson streets in Balmain East to the new venue. For many years the hotel was known as the 'New' Unity Hall.

In April 1891 the Labour Electoral League was formed in a meeting at the Unity Hall Hotel to contest the NSW election. This league later evolved into the Australian Labor Party. The Unity Hall Hotel figures strongly in the mythos of the party and is used as a venue for political launches, most recently in 2019 by Anthony Albanese to announce his leadership of the Labor Party.

In 1991 a plaque commemorating the centenary of the formation of the Labour Electoral League at the hotel was unveiled by former prime minister Gough Whitlam. It was attached to the exterior of the hotel to the left of the stairs leading to the meeting room where the event took place. In 1997 the plaque was reportedly stolen.

William Henry Cavill continued to own the hotel and surrounding land until his death in 1911, when it was transferred to the trustees of his estate. In 1920 Jessica Cavill, a trustee of the estate, mortgaged the property to the English Scottish and Australian Bank Ltd. This loan was presumably to cover the costs of renovations to the hotel which probably happened the previous year, hence why the updated parapet of the building has the date '1919'. In 1922 the hotel was sold to Tooth & Co for £14,000. Tooth & Co also purchased the adjoining property to the west from Perry James Gordon in 1942, integrating it into the hotel. This is a two-storey commercial building constructed in 1886 and now contains the Balmain Wine Shop, the hotel's bottle shop.

The Unity Hall Hotel has developed a reputation for jazz due to the Unity Hall Jazz Band, which has played at the venue since 1972.

In 1987 the Corporate Architects Office of Tooth & Co designed alterations to the bar layout on the ground floor. Plans prepared showed the former yard area had been enclosed to form a saloon bar and bathrooms, with no direct access to the public bar. The adjoining property purchased in 1942 was used for storage, apart from a small section of the first floor which held accommodation rooms.

Between 2001 and 2010 several alterations and additions were made, including moving the bathrooms and opening a connection from the former saloon bar to the public bar. A verandah facing Darling Street was also built.

In 2012 the hotel underwent renovations, including the construction of the Workers Bar, an upstairs bar. Stairs between the hotel and the Workers Bar were removed in the years following, and the two operate as separate venues.

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| THEMES | |
|----------------------------------|--|
| National historical theme | Building settlements, towns and cities Developing Australia's cultural life |
| State historical theme | Accommodation—activities associated with the provision of accommodation, and particular types of accommodation Leisure—activities associated with recreation and relaxation |

| APPLICATION OF CRITERIA | |
|--|--|
| Historical significance SHR criteria (a) | <p>The Unity Hall Hotel has historical significance as a long-standing hotel in the Inner West and an enduring piece of its working-class history, having continuously operated for nearly 150 years. Built in 1875 by local grocer William Henry Cavill as a replacement of an earlier hotel in Balmain East, the hotel demonstrates the second phase of larger, purpose-built hotel buildings in the peninsula, which followed residential development in its west. The hotel evidences the growth in demand for social venues as Balmain matured into a populous working-class suburb in the late-nineteenth century. The hotel demonstrates the continuing evolution of hotels through the twentieth century, having undergone remodelling in c1919 and expansion in 1942. The hotel has significance for its ability to demonstrate how historical pubs in the Inner West evolved and adapted to changing conditions, especially under the ownership of large breweries like Tooth & Co.</p> <p>The Unity Hall also has significance as the venue where the Labour Electoral League was formed in April 1891, a historical milestone in the development of a political labour movement in NSW and Australia.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Unity Hall Hotel has a special association with the Australian Labor Party, the NSW Labor Party, and their predecessors the Labour Electoral League, which was formed in a meeting at the hotel in April 1891. The Unity Hall features as a foundation site in the mythos of the Labor Party, alongside the Tree of Knowledge in Barcardine, Queensland. Members and supporters of the Labor Party consider it a symbolic site in the creation of a political labour movement in NSW.</p> <p>Associations between the hotel and the Labor Party are enduring and former politicians often feature in celebrations of the hotel's history, most notably when former prime minister Gough Whitlam unveiled a plaque at the hotel in 1991.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Unity Hall Hotel is a landmark interwar Free Classical style hotel building in Balmain, occupying a prominent corner site at the intersection of Darling Street and Beattie Street. Built in 1875 and remodelled in c1919, the hotel makes an important contribution to the streetscape of central Balmain. The Unity Hall demonstrates key characteristics of its style, including the terracotta tiled hipped roof, rendered brick chimney, overhanging eaves, faceted parapet with recessed panels, and timber-framed four-pane double-hung sash windows. Commercial hotel elements such as its suspended wraparound metal awning and c1930 exterior wall tiles contribute to its presentation and are an important part of the hotel's image. The Unity Hall's aesthetic significance is augmented by the 1886 building that was integrated into the hotel in 1942, also in the Free Classical style.</p> <p>The interior of the Unity Hall Hotel is considered likely to retain original features in some areas.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting-places, hotels like the Unity Hall have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Unity Hall is part of a network of historic hotels in the Inner West from the nineteenth and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community and are mourned when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>The Unity Hall Hotel also has demonstrated associations with the Australian Labor Party and figures in its foundation mythos alongside the Tree of Knowledge in Barcardine, Queensland. Members and supporters of the Labor Party in NSW are likely to place special value on the Unity Hall Hotel for this</p> |

Heritage Data Form

APPLICATION OF CRITERIA

| | |
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| | <p>association, which has the potential to be of state significance. However, this can only be determined through a formal assessment.</p> <p>The Unity Hall Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Unity Hall Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of the Unity Hall Hotel is required in order to determine if the hotel has research potential. The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether the Unity Hall Hotel could meet the threshold of significance under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Unity Hall Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Balmain peninsula. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The Unity Hall Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Unity Hall Hotel is a good representative example of a Victorian-era hotel which was significantly remodelled in the interwar Free Classical style in the early twentieth century. The Unity Hall Hotel shows how hotels were continually upgraded to meet changing licensing requirements and patron expectations after their construction. Subsequent layers introduced by Tooth & Co like the c1930s tiles and incorporation of the adjacent commercial building in 1942 add to the historic character of the building and reflect typical design choices of their owners.</p> <p>The Unity Hall Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Integrity</p> | <p>The Unity Hall Hotel has a good degree intactness for its c1919 interwar Free Classical form, despite having undergone several phases of alterations. Some exterior windows have been replaced. However, many of its original 1875 four-pane timber-framed double-hung sash windows remain, as do the timber framed french doors on the 1886 commercial building. The first and ground floor façades are mostly intact, including the c1930s Tooth & Co tiles. A single-storey modern infill joining the hotel and the 1886 commercial building has been added but is largely unobtrusive and does not detract from the overall form of the hotel.</p> <p>The interiors of the hotel were not inspected but are known to have been refurbished several times. It is likely that some original fabric and finishes were removed in these works.</p> |

HERITAGE LISTINGS

| | |
|---------------------------|--|
| Heritage listing/s | C7 The Valley Heritage Conservation Area |
| | |
| | |
| | |

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|---------------------|---|---|---------|--|
| Title | Registrar General | Primary Application No 22396 | 1922 | NSW Land Registry Services |
| Title | Registrar General | Primary Application No 25119 | 1924 | NSW Land Registry Services |
| Architectural Plans | Various | Unity Hall Hotel—Tooth & Co Ltd Archive of Architectural Drawings of Hotels | Various | Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels |
| Book | Bonnie Davidson, Kath Hamey, Debby Nicholls | <i>Called to the Bar: 150 Years of Pubs in Balmain & Rozelle</i> | 1991 | The Balmain Association |

Heritage Data Form

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|-----------|------------------|--|-------------|-------------------------------------|
| Article | Peter Reynolds | 'John Cavill: A Cornish Stonemason' | 1978 | Leichhardt Historical Journal no. 7 |
| Newspaper | <i>The Glebe</i> | 'Missing plaque a souvenir of Labor pains' | 20 Aug 1997 | Inner West Council Library |

RECOMMENDATIONS

| | |
|------------------------|---|
| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in The Valley Conservation Area (C7), it is recommended that the Unity Hall Hotel, including interiors, at 292–294 Darling Street, Balmain, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Unity Hall Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly its terracotta tiled hipped roof, rendered brick chimney, overhanging eaves, faceted parapet with recessed panels and hotel name, timber-framed four-pane double-hung sash windows, suspended awning, interwar tiles to the ground floor, and keg chute. The pedimented parapet, rendered façade and french doors of the associated building should be retained. - No new openings should be made on the original hotel building, and existing openings should not be enlarged. - Significant interior fabric and layouts should be retained and conserved. - Future additions should be of a lower scale and compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form of the hotel complex. <ul style="list-style-type: none"> ▪ Further alterations and additions should be restricted to the infill between the buildings and should remain single-storey in scale. - Retention of the full property boundary is encouraged for its ongoing commercial viability as a hotel. This includes the building used for the bottle shop and Workers Bar. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence. This includes the timber-posted balcony to the 1886 commercial building. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - The hotel's significant relationship with the Australian Labor Party should be interpreted. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
|------------------------|---|

Heritage Data Form

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 3 | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Unity Hall Hotel, viewed from Beattie Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The hotel from Darling Street, showing the modern infill building. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|---------|-------------------------------|-----|
| Image caption | The Unity Hall Hotel soon after construction, 1876. | | | | |
| Image year | 1876 | Image by | Unknown | Image copyright holder | N/A |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|-------------------------------|-----------------|---------|-------------------------------|----------------------------|
| Image caption | The Unity Hall Hotel in 1930. | | | | |
| Image year | 1930 | Image by | Unknown | Image copyright holder | Balmain Historical Society |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 36, Balmain, showing the footprint of the Unity Hall Hotel. | | | | |
| Image year | 1890 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |

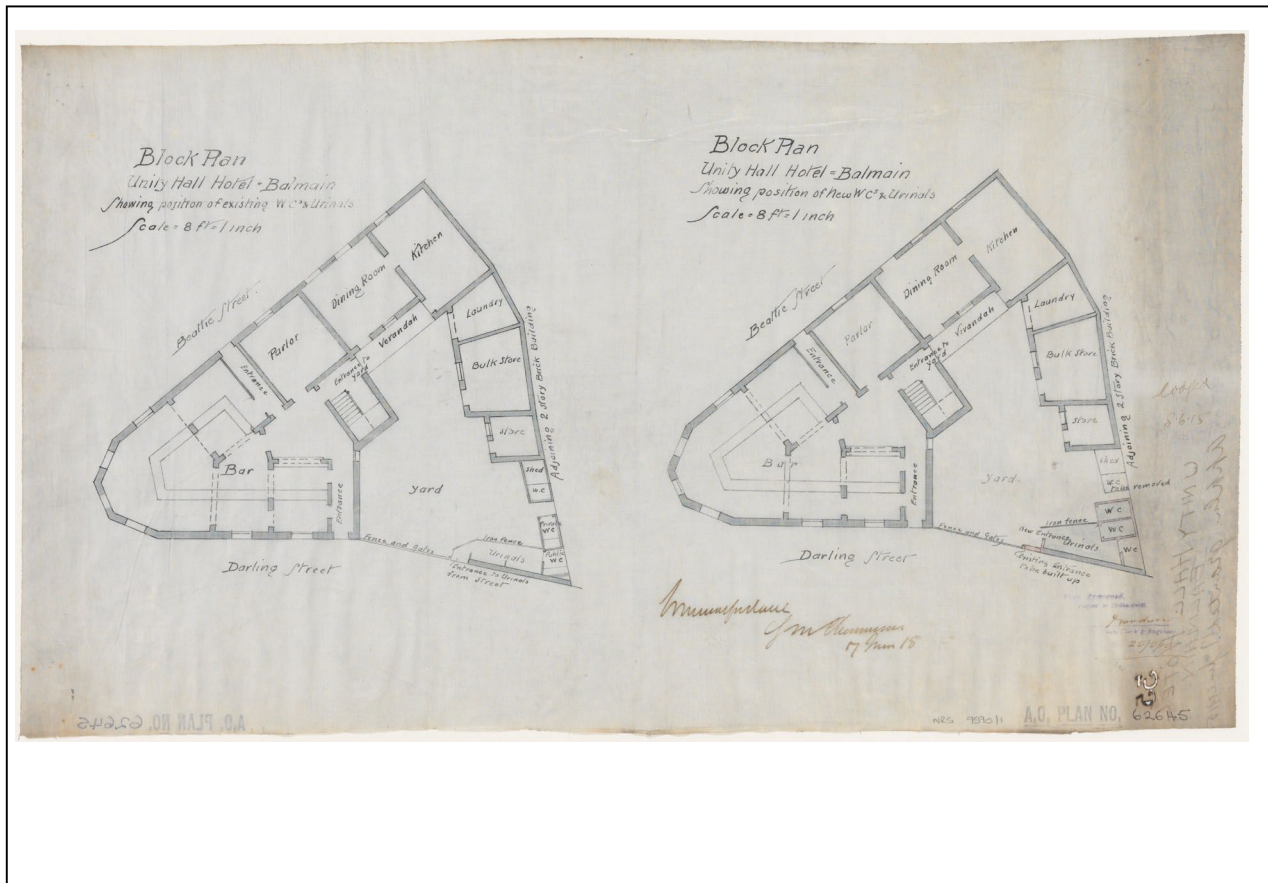


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|---------------|---|----------|---|------------------------|-------------------|
| Image caption | A 1915 Block Plan of the Unity Hall Hotel, showing the yard and proposed new toilets. | | | | |
| Image year | 1915 | Image by | ? | Image copyright holder | NSW State Records |

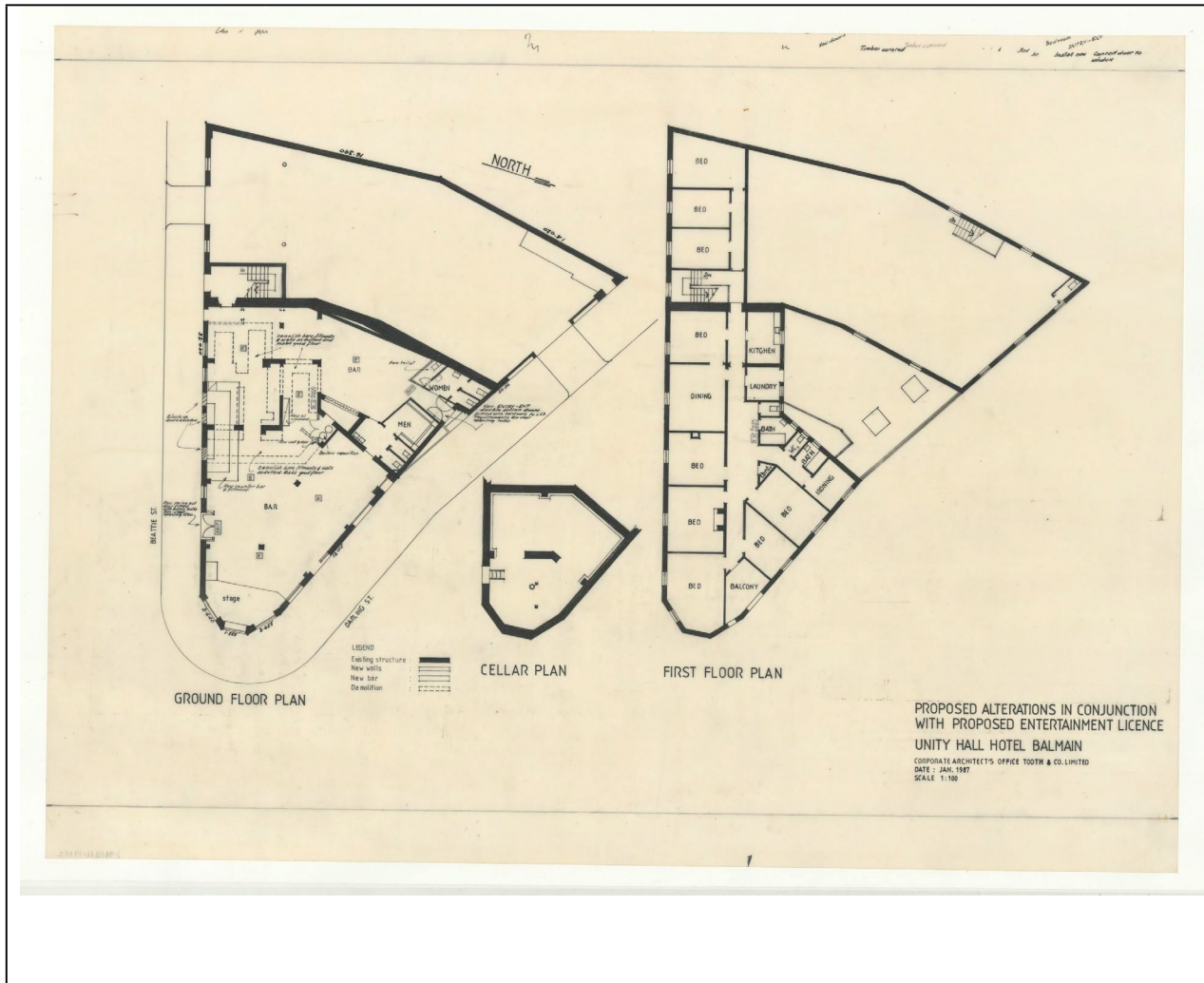


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--|-------------------------------|-------------------------------------|
| Image caption | A plan showing proposed alterations to the Unity Hall Hotel in 1987. The layout of the hotel and the separation between the public bar and the rest of the hotel are clearly visible. | | | | |
| Image year | 1987 | Image by | Corporate Architect's Office, Tooth & Co Limited | Image copyright holder | Museum of Applied Arts and Sciences |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|--|---------------------|-----------------|---|--------------------|
| Name of Item | The Vic on the Park Hotel, including interiors | | | | |
| Other Name/s Former Name/s | <i>Dives Hotel, Walburns Hotel, Stokes Hotel, Stokes Family Hotel, Victoria Hotel</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 2 | | | | |
| Street name | Addison Road | | | | |
| Suburb/town | Marrickville | | Postcode | 2204 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/774868 | | | | |
| Location - Lat/long | Latitude | -33.904220000000002 | | Longitude | 151.16795300000001 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>The Vic on the Park Hotel has cultural heritage significance for historical, aesthetic and representative values at a local level as an early hotel site in Marrickville in operation since 1878. The hotel is one of the only hotels to be built in Marrickville during the suburb's rapid residential development in the late nineteenth century that still remains in operation. It has significance for its ability to demonstrate the growth of the suburb. The hotel was substantially renovated in c1925 by Tooth & Co and demonstrates the historical process of hotel renewal undertaken by large breweries in the early twentieth century. Despite later modifications, the hotel is largely intact and has aesthetic and representative values as a fine example of an interwar Free Classical hotel created during this process of renewal, with landmark qualities in its streetscape. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

Heritage Data Form

| DESCRIPTION | | | | | |
|--|--|------|-------------------------------|------|--|
| Designer | Unknown, RG Simpson (1954 rear extension) | | | | |
| Builder/ maker | Unknown | | | | |
| Physical Description | <p>The Vic on the Park Hotel, built c1878 and remodelled c1925, is a two-storey interwar period Free Classical style hotel building that occupies a generous corner site at the intersection of Addison Road and Enmore Road, Marrickville. It is a landmark building, facing Enmore Park at one corner, and has symmetrical façades with a splayed corner at the street level, facing Enmore Road to the east and Addison Road to the north. The other corner, facing the park, comprises several smaller and less distinctive buildings, likely to be from the same era as the Vic on the Park Hotel, which form a faceted curve to the street line.</p> <p>The hotel is constructed of brick, with a hipped roof clad in terracotta tiles with overhanging eaves lined with a panelled detail. Each façade ends with a parapeted gable facing the street, with a simple rendered coping detail that breaks up the roof line. The building ends have simple parapet walls concealing the hipped roof ends. The hotel features a distinctive hexagonal clocktower with a metal clad (copper / zinc ?) bell-shaped roof (with flagpole finial), which marks the street corner and extends to form the corner bay window below. The clocktower features a roman-numeral clock that faces Enmore Park above a series of rendered, moulded panels, extending the eaves line.</p> <p>The first-floor façades, originally face brick with a rendered sill level string course, have been painted. The façades are symmetrical, each having a row of five 12-pane double-hung timber sash windows, and a pair of similar windows below the parapeted gable. The windows at the corner bay beneath the clock tower are also similar, but narrower.</p> <p>The unlined metal suspended awning wraps around the building, and appears to be original. The ground-level façade below the awning is clad with interwar period tiles. It has retained its original pattern of openings; most openings are double timber doors with fanlights, and there are also sidelights above truncated tiled walls. Two new aluminium windows face Enmore Road. One sits above the original keg chute. Another single window with the same configuration sits within an original opening directly below the clock tower at the corner junction of the building.</p> <p>Along Addison Road is a modern garage addition to the west elevation of the hotel. At the rear of the building is an outdoor deck, carpark and beer garden.</p> <p>The keg chute, accessed from the footpath on Enmore Road, indicates a basement cellar.</p> <p>The interior of the hotel has undergone modification but retains a good level of fabric associated with its early to mid-twentieth century form. The cellar reflects its 1954 footprint and retains some fabric associated with this era. In the original part of the cellar beneath the front bar is the c1925 keg chute and a c1954 hoist. The later addition retains its c1954 cool room door. Stairs to the cellar have been moved from their original locations. The cellar otherwise contains modern hotel equipment.</p> <p>The ground floor has been modified multiple times but retains evidence of former layouts and fabric associated with the c1925 and 1954 renovations. This includes the timber-framed doors, windows, wall shelves and their hardware in the front bar and bottle shop. Plaster ceilings and the remnants of walls in the ceiling over the front bar, bottle shop, and stair area date from c1925 and provide evidence of the former layout of the hotel. The timber stairs also reflect the c1925 arrangement and are original. The fabric to the rear of the ground floor in the 1954 addition is highly modified and contains little original fabric. This includes the bistro, gaming room, kitchen and beer garden deck. The first floor is largely intact and retains a mix of c1925 and 1954 fabric. The layout of accommodation rooms has been preserved, with windows, doors, architraves, skirting boards and picture rails retained. Timber floorboards, likely c1925, are exposed in areas and likely remain below carpet elsewhere. Ceilings and cornices are predominantly 1954 fabric. Some accents such as curtain valences also remain. The first-floor deck reflects its 1954 arrangement, with some contemporary metal sheds added.</p> | | | | |
| Physical condition and Archaeological potential | <p>The Vic on the Park Hotel is in good condition and has been well maintained for its continued operation as a hotel. The condition of the hotel is poorer on the first floor, where water infiltration and weed and mould growth were observed.</p> <p>The archaeological potential of the site is unknown.</p> | | | | |
| Construction years | Start year C.1885 | 1878 | Finish year C.1886 | 1925 | Circa <input checked="" type="checkbox"/> |
| Modifications and dates | <p>1914—The public bar is expanded by removal of a wall to the second parlour on the ground floor.</p> <p>1922—The public bar is expanded again by Tooth & Co and a garage built.</p> <p>c1925—The hotel is substantially remodelled. The hotel is expanded south on Enmore Road to its current extent and the exterior is changed to its present design. In the interior the stairs to the first floor</p> | | | | |

Heritage Data Form

| | |
|-------------------------|--|
| | <p>are rearranged. The public bar is again expanded and a parlour is converted to a bottle department.</p> <p>c1936–1943—An addition to the west of the hotel (likely part of the original hotel or an early addition) is removed to create an open yard.</p> <p>1954—A large single-storey extension is added to the rear of the hotel to form a new lounge and saloon bar. The roof of the extension is formed into a deck on the first floor. The cellar is expanded beneath the new extension and a hoist is added to the original cellar. The rear of the property is converted to a beer garden and the two garages are built along Addison Road. Internally some walls are removed to expand the front bar, and two bar counters are built.</p> <p>c1996—One of the front bar counters is removed for a stage. 2001—</p> <p>Illuminated signage is installed on the exterior of the hotel.</p> <p>2007/2008—The gaming room at the rear of the hotel is extended with an outdoor area, a new bar and bathrooms.</p> <p>2017–2021—Remodelling of rear deck and construction of a new gaming room, bistro, and dining area.</p> |
| Further comments | |

HISTORY

| | |
|-------------------------|--|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Pubs in the Inner West were established as Sydney’s suburbs expanded west towards Parramatta in the early to mid-nineteenth century. The earliest pubs of the area were concentrated along Parramatta Road to serve travellers and bullock teams bringing goods to and from Sydney. The growth of industry in Balmain and Newtown saw many pubs open in these suburbs during the 1840 and 1850s as their population grew. These pubs were often small with limited accommodation.</p> <p>In the 1870s and 1880s larger, more ornate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.</p> <p>As the temperance movement grew in the late nineteenth century, it began to exercise an influence over the hotel trade. Many pubs in the Inner West were closed between 1890 and 1920. This was either for failing to meet more stringent licensing requirements or as a result of ‘local option’ votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. Those that remained had tarnished reputations as Victorian-era ‘swill-houses’.</p> <p>In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the ‘six o’clock swill’, where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.</p> <p>Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1920 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles like Art Deco, Streamline Moderne and Free Classical. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. Notable changes to hotels included new standardised tiling and signage below awnings which replaced earlier balconies and larger general bar areas.</p> <p>After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space for people to meet and mingle.</p> <p>Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life’s milestones.</p> <p>The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock</p> |
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teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co, Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

The Vic on the Park Hotel

A pub has been located on the corner of Addison Road and Enmore Road since 1878, when James Dive purchased the land and acquired a licence to open 'Dives Hotel'. Ownership of the hotel passed through several hands in the years following its opening. In 1879 Dive transferred the licence to George Walburn, at which point its name was changed to 'Walburns Hotel'. The following year the licence was transferred to George Stokes, who in turn transferred it to Mary Stokes. In 1882 Mary changed the name to 'Stokes Hotel' and again to the 'Stokes Family Hotel' the following year.

The hotel reopened as the Victoria Hotel the next year in 1884 when the licence was transferred to George Smith. Smith was the publican of the hotel for the next 10 years and the name continued after the licence was transferred.

The Victoria Hotel was located directly across the tramline between Newtown and Marrickville, which had opened in 1881.

Confusingly, another hotel on the corner of Marrickville Road and Illawarra Road was named Hotel Victoria from 1892 to 1938, before becoming Hotel Marrickville.

In 1914 plans for the expansion of the Victoria Hotel's public bar were approved. These involved the removal of a wall to a second parlour on the ground floor. Ownership of the land was transferred from William Stokes, the son of Mary and George Stokes, to Ernest Alfred Cattle in 1918.

In 1922 Ichel Samuel Gruzman took up a 10-year lease of the hotel. Tooth & Co reportedly made alterations to enlarge the public bar and build a garage in 1922.

The hotel was substantially renovated, and possibly rebuilt, in c1925 by Gruzman and Tooth & Co.

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| | <p>Works included remodelling the exterior of the hotel to its present design and expanding the hotel south along Enmore Road to its current extent. Internal modifications included rearranging the stairs to the first floor, expanding the public bar, and converting a parlour into a bottle-department. An existing addition on the west along Addison Road was retained, which can be seen in early images. This was demolished prior to 1942.</p> <p>In 1929 Tooth & Co purchased the freehold of the land from Ernest Cattle for £7,500, retaining Gruzman as the publican. In 1933 EJ Campion took over the licence.</p> <p>Tooth & Co reportedly made alterations to enlarge the public bar and build a garage in 1922, though Tooth & Co is only recorded as owning the freehold from 1929, for which it paid. It is possible that the works approved in 1914 were delayed until 1922.</p> <p>In 1954 plans for additions and alterations to the hotel were drawn by architect RG Simpson. An addition to the rear of the building was made to form a new lounge accessible via Addison Road and a saloon bar accessible from Enmore Road. The first-floor deck was added over this new addition. The cellar was also expanded beneath the new addition and a hoist added in the original cellar. The rear of the property was converted to a beer garden during these works, and garages were built along Addison Road. Internally the two bar areas were formed in the front bar (the second where the stage is now located), which required the removal of some walls. The hotel remained largely unchanged for the next 30 years.</p> <p>In 1996 the hotel was purchased for \$1.6 million by the Tainui, a Maori tribe from Waikato on the North Island of New Zealand, with member Brian Gregory operating as the hotel's publican. It is likely that the gaming room was formed along Addison Road at this time and one of the public bars removed to form a stage.</p> <p>In 2013 the hotel was refurbished and renamed the Vic on the Park Hotel.</p> <p>In 2017 the hotel was purchased by Merivale from the Australian Pub Fund. The hotel was again refurbished; the deck was upgraded and a new gaming room and bistro were constructed within the 1954 addition.</p> |
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| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

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| APPLICATION OF CRITERIA | |
|--|--|
| Historical significance SHR criteria (a) | <p>The Vic on the Park Hotel has historical significance to the Inner West as an early hotel site in Marrickville in continuous operation since 1878, representing nearly 150 years of consistent use. The Vic on the Park Hotel, previously the Victoria Hotel, was one of the few hotel sites to be built in Marrickville during the rapid residential development of the suburb in the late nineteenth century. The hotel has significance for its ability to demonstrate the historical growth of Marrickville.</p> <p>The present hotel building was largely rebuilt c1925 in the interwar Free Classical design by Tooth & Co and has additional historical significance for its ability to demonstrate the historical process of hotel renewal undertaken by large breweries in Sydney, like Tooth & Co, during the early twentieth century. The hotel retains layers of early fabric associated with its modification by Tooth & Co. This includes evidence of original room layouts on the ground and first floor (only retained in the ceiling on the ground floor) and fabric such as the c1925 exterior tiles and suspended awning. The hotel has significance as evidence of this historical process, with its later 1954 addition showing it was a continuing process.</p> <p>The Vic on the Park Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Vic on the Park Hotel is associated with several nineteenth and twentieth century publicans like James Dives, the Stokes family and Ichel Gruzman, and with Tooth & Co, which extensively remodelled the building in c1925. These associations are strong, though they are of questionable importance to the local area and do not meet the threshold of significance.</p> <p>The Vic on the Park Hotel does not meet the threshold of significance for this criterion.</p> |
| Aesthetic significance SHR criteria (c) | <p>The Vic on the Park Hotel is a fine example of an interwar Free Classical hotel building which makes an important contribution to the streetscape around Enmore Park. Substantially renovated in c1925, the hotel is a landmark in its immediate context on the corner of Enmore Road and Addison Road, which is enhanced by its separation from nearby buildings. This gives the hotel a unique presence in the street and enhances the value of its interwar Free Classical design. Elements of this style in the building are intact above and below the awning and epitomised by its bell-roofed clocktower at the centre of the façade, complemented by the interwar period tiles and original pattern of openings below.</p> <p>The interiors of the Vic on the Park Hotel retain many original architectural features and fabric, as well as evidence of original hotel accommodation layout, which reinforce the aesthetic value of the building.</p> <p>The Vic on the Park Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Vic on the Park Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Vic on the Park Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Vic on the Park Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The Vic on the Park Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in situ or covered up. Further investigation of the Vic on the Park Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, evidence of former ground floor layouts, remaining original fabric, and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should</p> |

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| | <p>be assessed in order to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>The Vic on the Park Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Vic on the Park Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>The Vic on the Park Hotel does not meet the threshold of significance for this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Vic on the Park Hotel is a fine example of an interwar Free Classical hotel building in the Inner West and demonstrative of the type of hotel building constructed or adapted in the early twentieth century. Substantially remodelled in c1925 by Tooth & Co, the Vic on the Park Hotel shows how renewal of hotels by large breweries drew on contemporary architectural design to improve the image of hotels and adapt to changing trading conditions, resulting in the creation of a new typology of hotel building. The Vic on the Park Hotel is a good example of such a hotel in the Inner West and is substantially intact on the exterior. The interiors of the hotel are partially intact and retain early architectural features, layouts and fabric which enhance its ability to demonstrate this typology of hotel.</p> <p>The Vic on the Park Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The exterior Vic on the Park Hotel (facing the street) is mostly intact in its c1925 form. Its pattern of openings and detailing are largely unchanged since that time. Modifications to the exterior main hotel building include the conversion of a window to a door on Addison Street, formation of a splayed corner to the suspended awning, painting of the brickwork on the first floor (unpainted below the awning), and the installation of hotel signage and security grilles. Significant attributes of the building exterior include its symmetrical façade, interwar tiles, timber windows and doors, clocktower, terracotta-tiled hipped roof, suspended awning, and moulded/rendered details. At the rear of the hotel is a mix of mid-century and modern fabric. Fabric associated with the 1954 extension is of little significance but contributes to an understanding of the hotel's evolution and should be retained, whereas newer fabric does not. The carpark/beer garden is significant in its form, though its fabric is not itself of significance. Internally the Vic on the Park Hotel has undergone several phases of modification. It retains some early c1925 fabric, fittings and layouts as noted in the description. These are of significance and contribute to the heritage value of the hotel. They are interspersed with mid-century fabric which is of little significance but contributes to the understanding of the hotel's evolution, and contemporary fabric which is of no significance.</p> |

HERITAGE LISTINGS

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|---------------------------|-----|
| Heritage listing/s | N/A |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|---------------------|-------------------|---|---------|---|
| Title | Registrar General | CT Vol 354 Fol 186 | 1878 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 2534 Fol 17 | 1914 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 4220 Fol 103 | 1928 | NSW Land Registry Services |
| Title | Registrar General | CT Vol 5111 Fol 50 | 1940 | NSW Land Registry Services |
| Archival Record | Tooth & Co | Victoria Hotel, cnr. Enmore and Addison Steet, Marrickville—Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Architectural Plans | Various | Victoria Hotel—Tooth & Co Ltd Archive of Architectural | Various | Museum of Applied Arts & Sciences—Tooth & Co Ltd |

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|------------|----------------------------------|---|------|---|
| | | Drawings of Hotels | | Archive of Architectural Drawings of Hotels |
| Report | Antoinette Buchanan | <i>Vic on the Park Hotel</i> | 2000 | Inner West Council Library (unpublished report) |
| Book | C Meader, R Cashmann & A Carolan | <i>Marrickville People and Places</i> | 1994 | Inner West Council Library |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

| | |
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| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • It is recommended that the Vic on the Park Hotel, including interiors, at 2 Addison Road, Marrickville, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of the Vic on the Park Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the symmetrical façade, terracotta tiled hipped roof with overhanging eaves, breakfront gables, clocktower with bell-form roof clad in metal, moulded/rendered details, suspended awning, original/early timber windows and doors (and hardware) to both floors, and interwar tiles to the ground floor exterior. - No new openings should be made on the street façade of the hotel building, and existing openings should not be enlarged. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the 1954 footprint, original keg chute, and c1954 electronic hoist. On the ground floor it is the timber-framed doors and windows (including hardware), timber wall shelves, original/early plaster ceilings, wall nibs to the ceiling, and timber stairs. On the first floor this includes the original hotel room layout, plaster ceilings and cornices, metal stair grille, and original/early timber floorboards, windows, doors, architraves, picture rails, skirtings and valences. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context, and should not compromise the hotel's significant qualities. Vertical additions should be avoided, particularly over the main original built form, and should not compromise the 1954 first floor courtyard. Additions should also preserve the open space at the side of the hotel and access via Addison Road. - Retention of the full property boundary is encouraged. Lots currently used for the beer garden and parking should remain associated with the property to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the reinstatement of the face-brick façade. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. These additions include the signage and security grilles to the first floor exterior. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is |
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| | <p style="text-align: center;">not available from other sources.</p> <ul style="list-style-type: none"> The continued use of the building as a pub/hotel, consistent with its long history of hotel trading, should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
|--|---|

| SOURCE OF THIS INFORMATION | | | |
|---|---|---|-------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 11 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Vic on the Park Hotel, viewed from Enmore Park. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | View of the Vic on the Park Hotel from Addison Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The front bar of the Vic on the Park Hotel. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The first-floor interior of the Vic on the Park Hotel. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|------------------------------|-----------------|---------|-------------------------------|--------------------|
| Image caption | Vic on the Park Hotel, 1936. | | | | |
| Image year | 1936 | Image by | Unknown | Image copyright holder | Inner West Library |

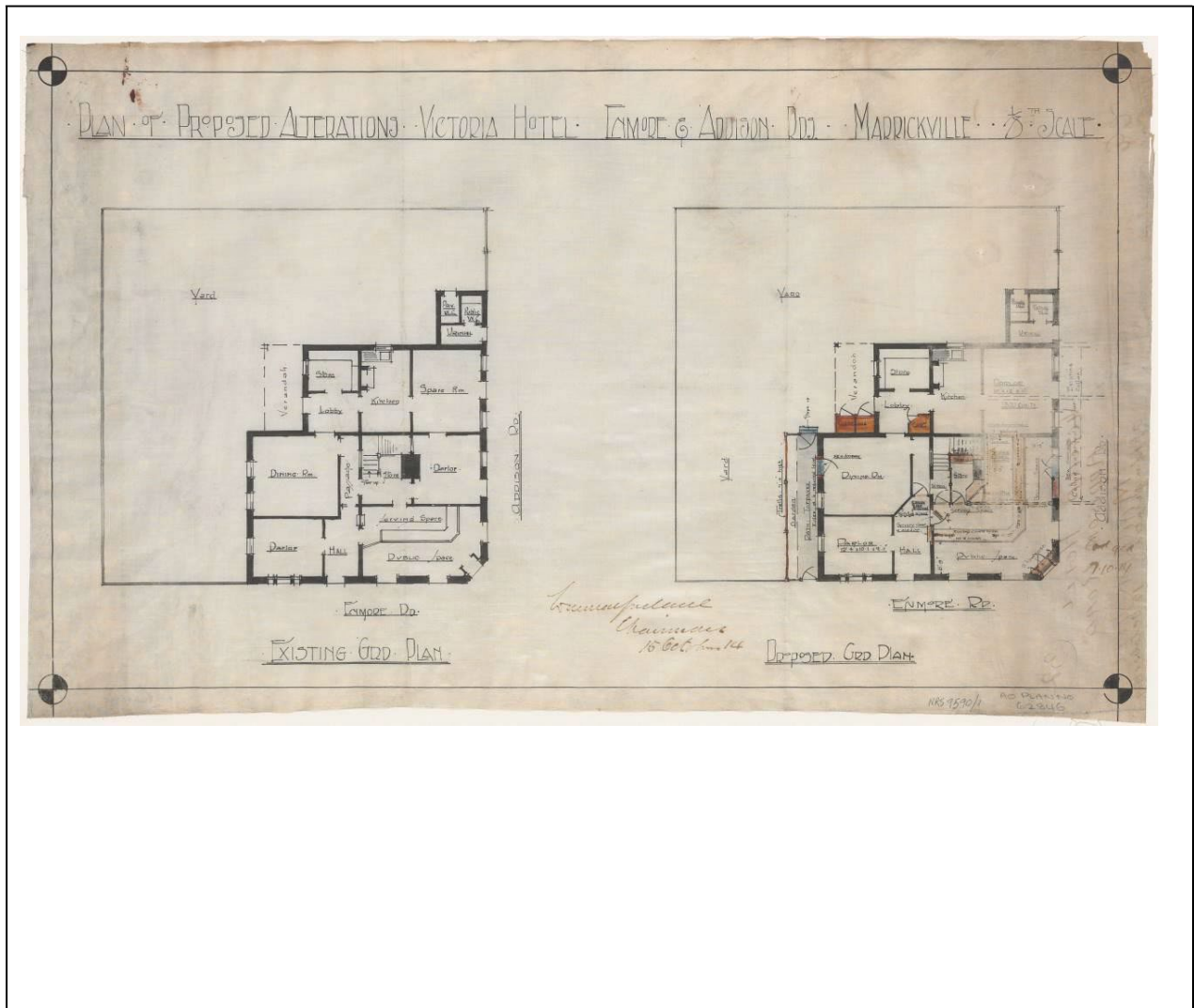


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|---------|-------------------------------|------------------------------|
| Image caption | Vic on the Park floorplan showing proposed alterations, 1916. | | | | |
| Image year | 1916 | Image by | Unknown | Image copyright holder | NSW State Archives & Records |

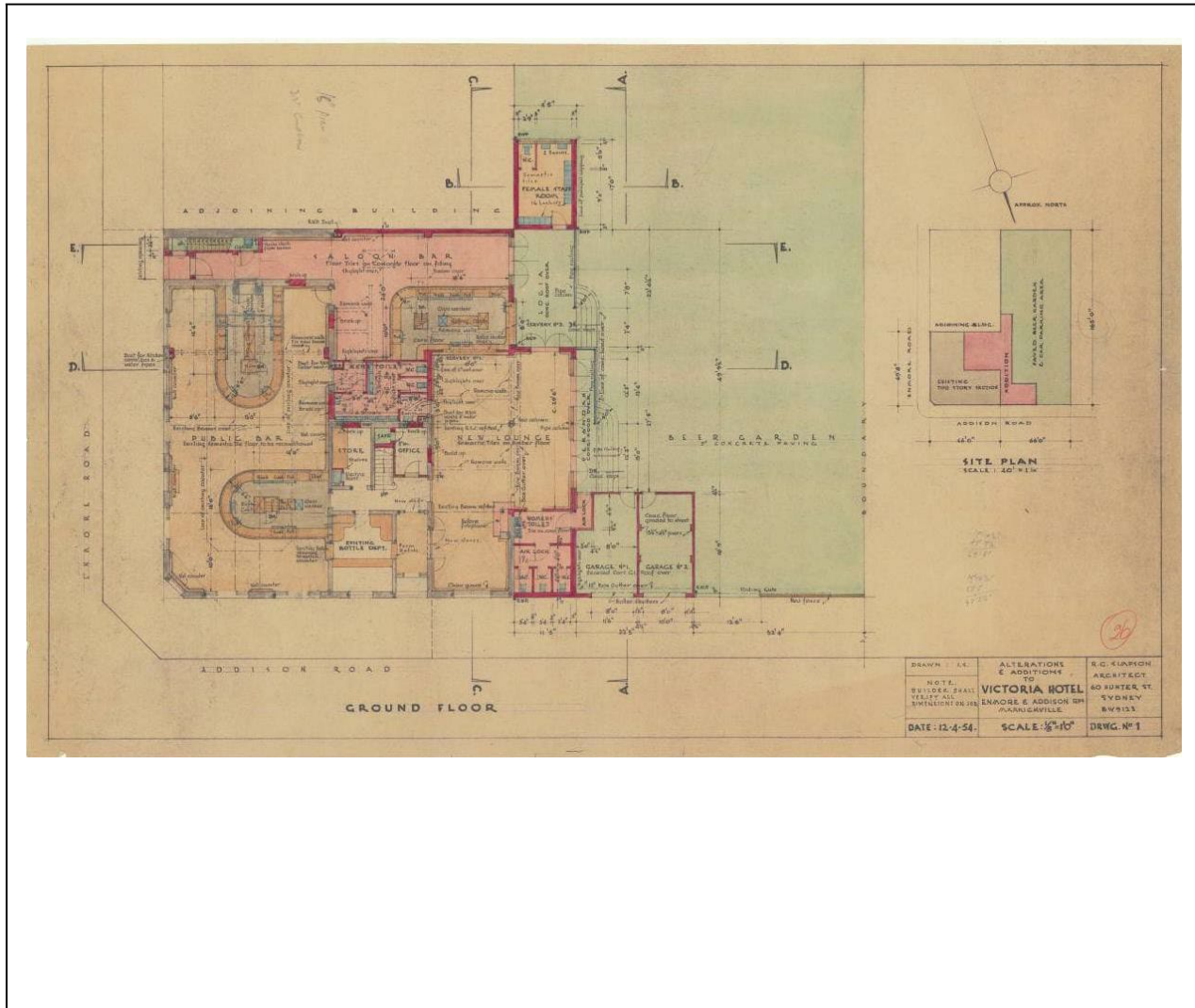


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

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|----------------------|---|-----------------|------------|-------------------------------|-------------------------------------|
| Image caption | Vic on the Park floorplan showing ground floor extension, 1954. | | | | |
| Image year | 1945 | Image by | RG Simpson | Image copyright holder | Museum of Applied Arts and Sciences |

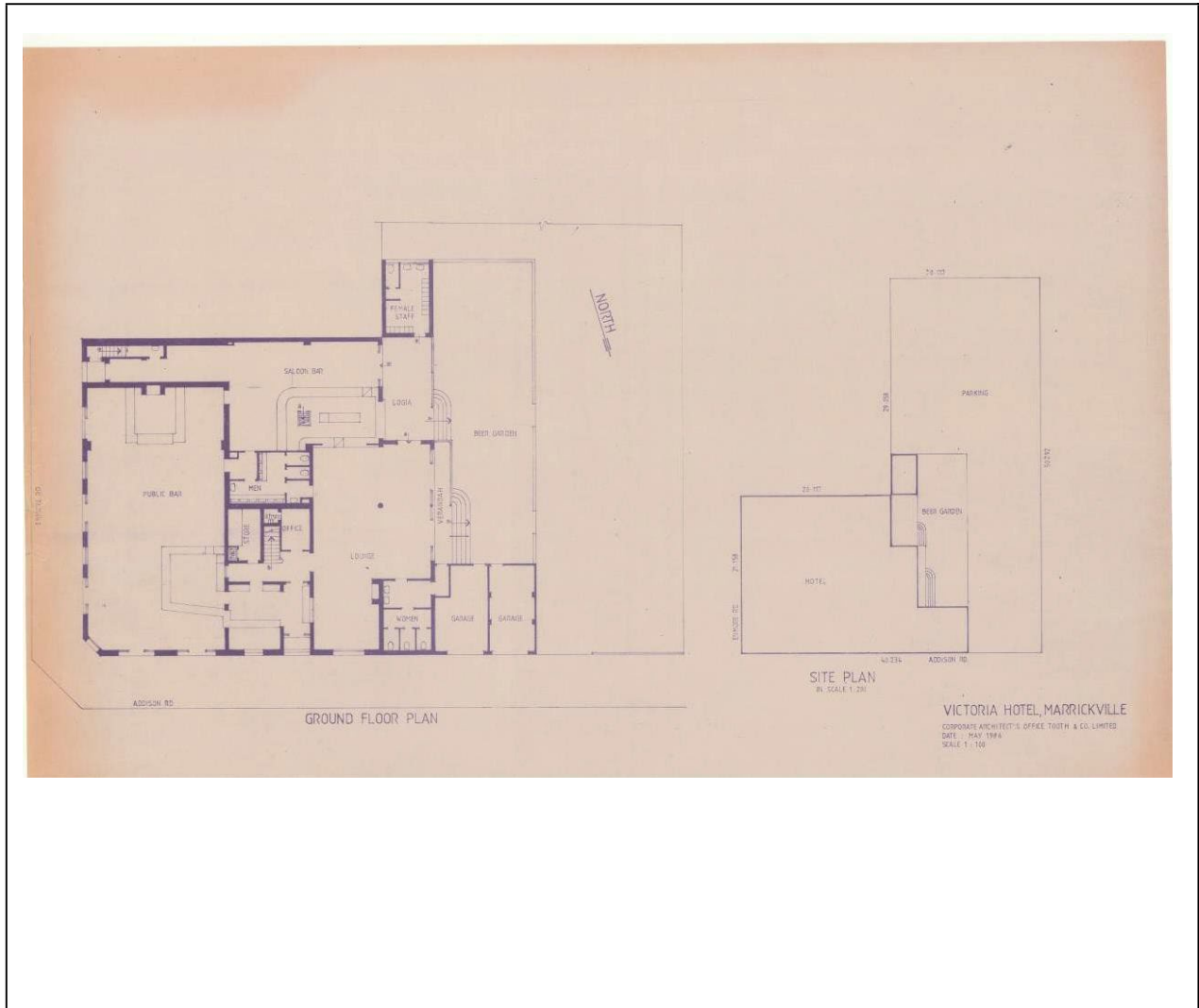


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--|-------------------------------|-------------------------------------|
| Image caption | Vic on the Park ground floor plan and site plan. | | | | |
| Image year | 1986 | Image by | Corporate Architect's Office, Tooth & Co Limited | Image copyright holder | Museum of Applied Arts and Sciences |

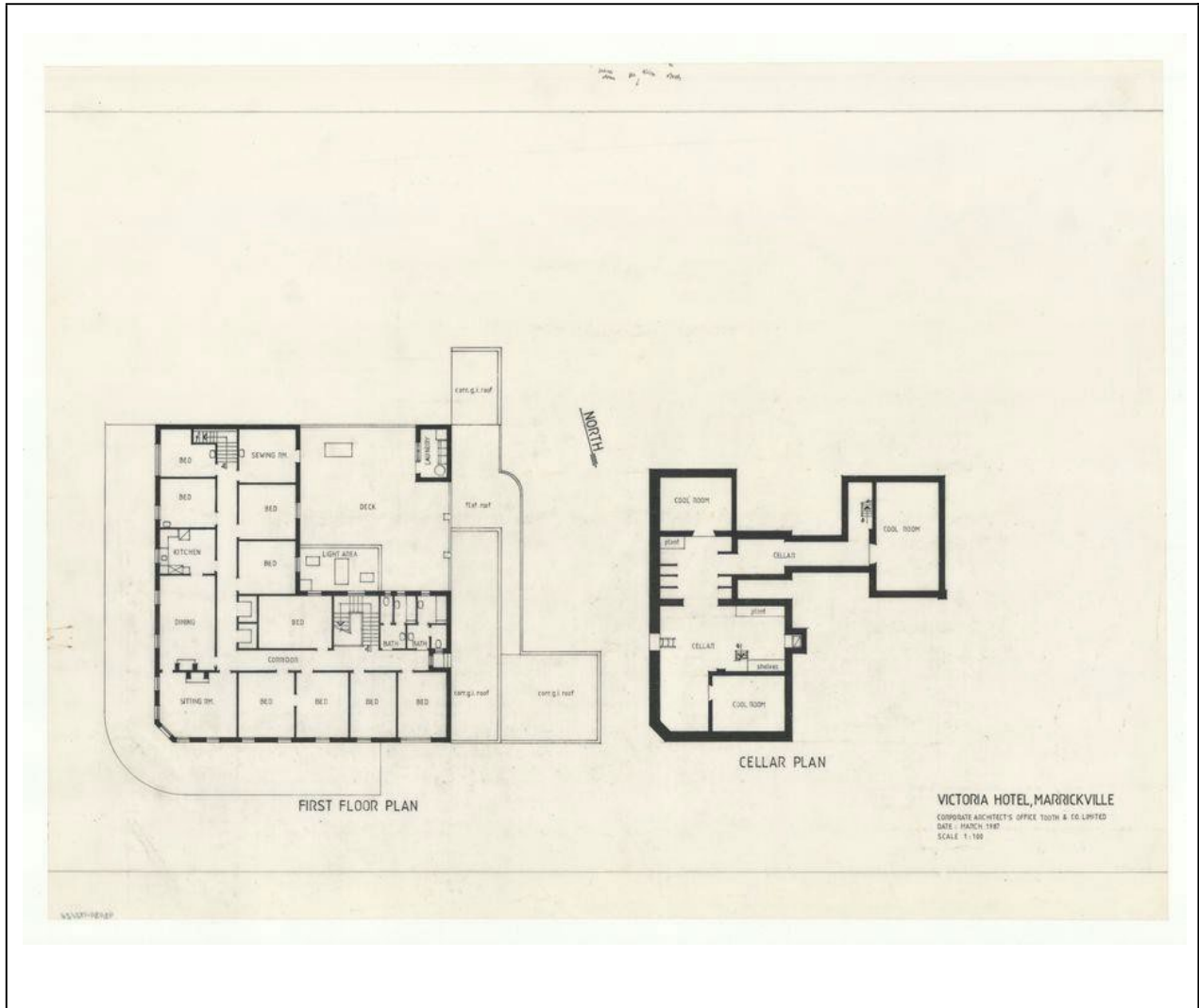


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--|-------------------------------|-------------------------------------|
| Image caption | Vic on the Park first floor plan and cellar plan, 1987. | | | | |
| Image year | 1987 | Image by | Corporate Architect's Office, Tooth & Co Limited | Image copyright holder | Museum of Applied Arts and Sciences |



ITEM DETAILS

| | | | | | | |
|--|---|---------------------|----------------|---|------------------|---------------------|
| Name of Item | Warren View Hotel, including interiors | | | | | |
| Other Name/s Former Name/s | | | | | | |
| Item type (if known) | Built | | | | | |
| Item group (if known) | Commercial | | | | | |
| Item category (if known) | Hotel | | | | | |
| Area, Group, or Collection Name | | | | | | |
| Street number | 2 | | | | | |
| Street name | Stanmore Road | | | | | |
| Suburb/town | Enmore | | | | Postcode | 2042 |
| Local Government Area/s | Inner West | | | | | |
| Property description | 12/960694 | | | | | |
| Location - Lat/long | Latitude | -33.899605999999999 | | | Longitude | 151.170604999999999 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing | |
| Owner | Private (commercial) | | | | | |
| Current use | Hotel | | | | | |
| Former Use | | | | | | |
| Statement of significance | <p>The Warren View has historical, associative, aesthetic and representative heritage values to the Inner West at a local level. Built in 1870 by Irish immigrant Patrick Boland on the prominent intersection of Enmore Road and Stanmore Road, the Warren View Hotel has operated continuously for over 150 years. The hotel reflects Enmore's historic pattern of development in the context of the growth and development of Sydney. The hotel initially provided travellers rest as they moved on foot and horseback, and evolved into a popular inner city suburban hotel in the late nineteenth century and early twentieth century as Sydney's population boomed. The hotel is associated historically with the Boland family, a significant local family in the Catholic community. From the 1880s to the mid twentieth century the intersection of the roads was known as 'Boland's Corner' due to their association with the Warren View Hotel. The Boland's also maintained a long-term relationship with Tooth & Co which is of significance to the Inner West, selling their beer and leasing the hotel to them from the hotel's opening until 1983. This business partnership resulted in Tooth & Co modifying the hotel in 1928/29 and the 1930s and celebrating the relationship in 1970 with a plaque. The Warren View is externally intact in its form made in these modifications, demonstrating the historical evolution of hotels modified by large breweries in the early twentieth century and making it a representative example of a brewery-modified Victorian-era hotel. The Warren View Hotel has aesthetic significance as a distinct, landmark Victorian Hotel owing to its siting on a local ridge which overlooks the Enmore Road commercial centre. The building's simple symmetry and Victorian Georgian style inspired design, combined with consistent Tooth & Co modifications contribute to its character and presence in the streetscape. This pub is likely to have some social significance to the local community.</p> | | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | | |

| DESCRIPTION | | | | | | |
|--|--|------|---------------------------|------|--------------|--------------------------|
| Designer | Architects Office, Tooth & Co (1928/29 modifications) | | | | | |
| Builder/ maker | | | | | | |
| Physical Description | <p>The Warren View Hotel, built in 1870 and expanded in 1908, is a two-storey Victorian period Georgian Revival style masonry hotel building. The hotel is located on the southwestern corner of the major intersection of Enmore Road, Stanmore Road and Edgware Road. Situated in a commanding corner position, terminating the southwest view approached along Enmore Road. Three other distinctive historic buildings define the corner, including the former Enmore Post Office.</p> <p>Constructed of paint and rendered brick and sandstone, it has a hipped roof clad in terracotta tiles, splayed at the corner, with timber lined overhanging eaves. Historic photos suggest that this is not the original roof, which was clad in corrugated metal and possibly of steep pitch. Two rendered chimneys with brick cowls remain.</p> <p>Simply decorated, the building has a splayed corner. On the south side fronting Enmore Road is a two-storey extension dating from 1908, which provided additional accommodation. The site falls to the south along this elevation. Along the Stanmore Road frontage there is a single-storey addition from 1965-68.</p> <p>The original part of the building at the first floor has regularly spaced 12-pane timber-framed double-hung sash windows, with no window to the splayed corner. The 1908 addition has four-pane timber-framed double-hung sash windows. The original painted sign in this location, 'WARREN VIEW HOTEL', has been painted over.</p> <p>The hotel has a suspended wraparound metal awning with modern profiled metal soffit lining. The ground-floor walls are tiled with 1930s tiles to around the mid-point of the doors. The rendered finish above has a moulded architrave/border which follows the articulation of the doorways. The pattern of openings is not original but has not been modified since renovations in 1928. Doors are a mix of single and double timber half-glazed construction with fanlights, likely to be modified doors from the 1930s. On the Enmore Road façade there are three arch headed windows, the northernmost of which is the only remaining original opening from the 1870 hotel. A small flight of stairs recessed within the doorway leads to the entrance to the hotel's accommodation in this addition dating from 1908, via a half-glazed timber door with sidelight.</p> <p>The 1965-68 single-storey addition on Stanmore Road has large modern fixed, glazed windows and an automated double door.</p> <p>The keg chute, accessed from the footpath on Enmore Road near the corner, indicates a basement cellar.</p> <p>The interior of the hotel has been modified but it retains some early fittings and finishes and evidence of earlier layouts. The cellar matches its 1928 footprint and retains its keg chute with a timber slide and what is possibly an early hoist. The cellar otherwise contains modern hotel equipment.</p> <p>The ground floor has been highly modified but retains evidence of former layouts in the ceilings, including moulded plaster and pressed metal ceilings and nibs of former walls over the front bar and in the bathrooms. The front bar contains early timber doors, some with original fittings and architraves. Windows along the Enmore Road elevation are generally original. The ground floor is otherwise modern fabric, including the front bar and the 1968 addition. Between ground and first floor is an early timber staircase with pressed metal linings.</p> <p>At the time of inspection, the first floor interior was in the process of demolition. This included internal walls and original fixtures and fittings. Fabric that was to be retained was limited to windows.</p> | | | | | |
| Physical condition and Archaeological potential | The Warren View Hotel has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown. | | | | | |
| Construction years | Start year C.1885 | 1870 | Finish year C.1886 | 1870 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>Pre 1908—A wraparound timber posted balcony is installed on the corner of the hotel.</p> <p>1908—An addition is built on the south of the hotel along Enmore Road, which contained a new dining room, kitchen and accommodation rooms above. The cellar was expanded in the works and the ground floor layout modified.</p> <p>1928/29—Tooth & Co renovate the hotel on behalf of the Bolands to gain the lease. Works included replacing the balcony with the suspended awning, construction of the rear brick garage, expansion of the cellar and reflooring in concrete, relocating the keg chute, and construction of two small extensions</p> | | | | | |

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| | <p>to the south and west elevations of the building. External bathrooms were also constructed.</p> <p>C1930-1939—The ground floor exterior is retiled with cream and black-banded tiles.</p> <p>1965-68—The shopfront to the west is demolished and new single-storey addition built by the Boland family, which contains a lounge bar and bottle department separated from the rest of the building by a wall. The hotel expands to cover the full boundary of the lot, which had previously been divided for the shop.</p> <p>1970—the suspended awning is cutback from the street.</p> <p>2009—The beer garden is modified and canopies constructed. The original garage is converted for bar space.</p> <p>2014—Accessibility upgrades to provide a ramp are made to the hotel on Stanmore Road 2018—The layout of the ground floor is reconfigured. The bathrooms are moved from their original location to behind the front bar and hallways modified. The kitchen is also relocated and expanded in the southern rooms of the hotel. Further alterations were made to the beer garden.</p> <p>2022—Fittings and internal walls of the first floor are removed to convert the level to bar use.</p> |
| Further comments | Demolition works to the first floor were in progress during interior inspection in 2022. The interior should be reinspected following completion of the works to confirm the extent of works and what original/early fabric remains. |

HISTORY

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| Historical notes | <p>The Warren View Hotel was built by Patrick Boland and opened on 14 May 1870. Boland named it after the Warren Mansion (demolished in 1922), part of a large estate owned by pastoralist and NSW politician Thomas Holt, which could be seen from the hotel.</p> <p>Patrick Boland was an Irish migrant from County Clare and arrived in Australia prior to 1860. He spent some time in the Araluen goldfields before opening his hotel. The land of the hotel was purchased in 1869 for £253/2/6.</p> <p>Early images of the hotel show the Warren View was a restrained structure occupying the corner of the site. In 1908 the pub underwent significant renovations, including a new addition on its south and substantial reworking of the ground floor. Plans from the works show that a new dining room and kitchen were constructed at the rear of the hotel in the new addition, with additional bedrooms above. The cellar was also expanded during these works.</p> <p>The Warren View Hotel initially did not have a balcony, reflecting an earlier style of hotel construction. Plans from the 1908 extension to the hotel show that a balcony had been constructed on the building by that time.</p> <p>After Patrick Boland's death in 1882 his wife Ellen ran the hotel for many years, before the family began leasing the hotel to publicans, which became popular with the drovers who frequented Enmore and Stanmore Roads. The intersection of the two roads became known as 'Boland's Corner' in the 1880s for its association with the Boland family and the Warren View Hotel. This later fell out of use in the second half of the twentieth century.</p> <p>The Warren View Hotel remained in the Boland family's hands for three generations from 1870 to at least 1998 when Patrick Boland's grandson, Fr Patrick Treacy Boland, died. The Boland family were prominent members of the Catholic community in the Inner West. Fr Patrick served as the parish priest of Balmain for 27 years, and his parents were prominent members of the Catholic community in Lewisham, being involved in the St Vincent de Paul society. Fr Patrick also served as a chaplain in World War II and was awarded an OBE for his service.</p> <p>In 1928/29 Boland gave the lease of the hotel to Tooth & Co for five years on the condition the brewery made alterations to the hotel. This tied to the hotel to Tooth & Co, further cementing their hold over the trade at the pub which had been selling their beer since its opening. Plans for the works, which were carried out that year, designed by Tooth & Co's internal architect office show the replacement the balcony with the suspended awning, construction of the rear garage, expansion the cellar and replacing its floor with concrete and relocation the keg chute. Two small extensions were also added to the south and west elevations of the building, and external bathrooms built.</p> <p>Between 1930 and 1939 the exterior of the hotel was retiled to halfway up the ground floor exterior with Tooth & Co cream tiles, with black tiled bands and skirting. Standard advertising signs were also installed on the hotel in the works.</p> <p>Between 1965-68 the Bolands constructed an addition to the west of the hotel in response to increased demand, charging the cost of the works to Tooth & Co as additional rent on the head lease. Works included replacing the adjacent shopfront with the present single storey addition which contained a lounge bar and bottle department. The addition was separated from the front bar by a wall. Construction of the addition expanded the boundaries of the hotel to the west, incorporating the whole lot which was previously divided by fencing.</p> |
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| | <p>In 1970 the suspended awning was cut back.</p> <p>Though the hotel was never owned by a brewery the Bolands maintained a close business relationship with Tooth & Co and sold their beer from the opening of the hotel. In the 20th century the head lease on the hotel was given to Tooth & Co, who subsequently leased it to publicans. In 1970 Tooth & Co presented the hotel with a metal plaque celebrating 100 years of business between the brewery and the hotel.</p> <p>In 1983 Tooth & Co allowed their lease on the hotel to expire in keeping with their moves to divest from hotel ownership and management, removing the tie on the hotel.</p> <p>Ownership of the Warren View passed from the Boland family to Icon Hospitality in the early 2000s. In 2009 the beer garden was modified to its present format and the canopies constructed. This included relocating the kitchen to its present location and refurbishment of the servery.</p> <p>In 2014 upgrades to improve the accessibility of the hotel from Stanmore Road were made.</p> <p>In 2018 the ground floor was reconfigured to its present layout, which included moving the bathrooms from their original locations, and changes to the kitchen and hallway. Alterations to the beer garden were also made the following year.</p> <p>In 2022 the first floor was modified for conversion to additional bar space. All original fittings were removed and walls in the process of removal.</p> |
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THEMES

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| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

APPLICATION OF CRITERIA

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| Historical significance SHR criteria (a) | <p>The Warren View Hotel has historical significance to the Inner West as an early hotel located on a prominent corner site at the intersection of two significant roads, Enmore Road and Stanmore Road. At the time of its construction in 1870 the Warren View Hotel was on the periphery of suburbs which were forming in Newtown and Enmore, providing a much-needed rest spot for travellers using the two roads in the late 19th century. Later framing the eastern end of Enmore Road's commercial zone, the hotel has operated for over 150 years, transitioning from an early resting place for drovers and carriers to a popular suburban local hotel.</p> <p>The hotel also demonstrates the historical evolution of pubs in the Inner West. The Warren View Hotel retains layers of original and early fabric associated with its original construction and later modification by Tooth & Co in the 1920s and 30s. This includes evidence of original layouts and fabric retained in the ceiling and later fabric like the suspended awning and 1930s exterior tiles. Together these evidence how Victorian-era hotels in the Inner West were refurbished by large breweries in the early twentieth century to respond to trading conditions, in this case to secure the hotel lease. These layers of fabric now form a significant part of the historic value of such hotels in the Inner West.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Warren View Hotel is associated with the Boland family and Tooth & Co, who operated the hotel in partnership from its opening in 1870 to the 1983. The Warren View was built by Patrick Boland in 1870 and was owned by three successive generations of the Boland family until the 2000s. The Bolands were a notable local family and prominent members of the local Catholic community, with Father Patrick Treacy Boland, the grandson of Patrick Boland, serving as the parish priest of Balmain for 27 years. From the 1880s to the mid 20th century the intersection of Enmore Road and Stanmore Road was known as 'Boland's Corner', a reflection of the family's contribution to the local area and the importance the Warren View Hotel had to residents and travellers. The Boland's connection to the Warren View Hotel is strong, as represented by the original 1870 building, the 1965-68 addition (though the fabric of this is of little significance), and over 100 years of ownership of the hotel. The Boland family and Tooth & Co also shared a strong business relationship which is of significance for its longevity. Tooth & Co beer was sold at the Warren View Hotel from its construction, a fact which was celebrated by the brewery when they installed a plaque in the hotel (now missing) in 1970 to</p> |

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| | <p>celebrate 100 years of partnership between the Boland and the company. The association between the two and the Warren View is significant to the Inner West for its longevity, lasting until 1983 when the company relinquished the lease on the hotel, especially in the fact that the hotel was never owned by the brewery.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Aesthetic significance SHR criteria (c)</p> | <p>The Warren View Hotel has aesthetic significance as a distinctive two storey Victorian-era hotel on a prominent local intersection in Enmore. Built in 1870, the hotel occupies a broad corner site on a local ridge at the eastern edge of the Enmore Road commercial centre, terminating the southwest views along the road. As one of the most recognizable elements of Enmore Road, that uses the natural topography to full advantage, the hotel's elevated position is a local landmark. The Warren View Hotel shows elements of the Victorian Georgian style in its restrained symmetrical composition and design, combining simple rectangular shapes with a medium pitched roof, and multi-paned timber sash windows. The addition of characteristic pub elements such as the suspended awning, 1930s exterior tiles, and regular timber doorways adds to the visual appeal of the Warren View Hotel, giving it aesthetic significance. The interiors retain original architectural features and fabric, as well as evidence of original hotel layouts, which reinforce the aesthetic value of the building.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p> |
| <p>Social significance SHR criteria (d)</p> | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like the Warren View Hotel have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, the Warren View Hotel is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicative of their importance in the lives of residents and visitors. There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Warren View Hotel is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>The Warren View Hotel has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Successive layers of modifications are evident in the fabric, with older treatments retained in-situ or covered. Further investigation of the Warren View Hotel and comparative study of this building type is required to determine if the hotel has potential to yield new information regarding the development of pubs through its room layout (first floor), basement layout, opening up of ground floor interiors, remaining original fabric and available historical resources.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute a better understanding of significant hotels in the area.</p> <p>The Warren View Hotel has potential to meet the threshold of cultural significance at a local level under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>The Warren View Hotel is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West it is neither rare nor unusual.</p> <p>The Warren View Hotel does not meet the threshold of significance for this criterion.</p> |
| <p>Representativeness SHR criteria (g)</p> | <p>The Warren View Hotel is a good representative example of a prominent Victorian hotel in the Inner West and in Enmore in particular. The hotel demonstrates Victorian Georgian stylistic features applied to hotel architecture, overlaid with later historical modifications by the Boland family and Tooth & Co in the early 20th century. These modifications to the Warren View Hotel are characteristic of the historical evolution of hotels in the Inner West and the process of hotel renewal and upgrade by large breweries in the early 20th century, whether they owned the hotel or not. Evidence of this is retained in the interior and exterior of the hotel, including its external form and original and early fabric on all floors of</p> |

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| | <p>the building and evidence of original layouts on the ground floor, which has been lost in many hotels of a similar age in the Inner West.</p> <p>The Warren View Hotel meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The exterior of the Warren View Hotel (facing the street) is mostly intact in its 1930s form. This includes the changes made in the 1928/29 modifications made by Tooth & Co to secure the hotel lease, as well as the present tiling installed to the exterior of the hotel between 1930-1939. Fabric associated with these works includes the tiling, suspended awning, pattern of openings to both floors, keg chute, terracotta tiled roof, and timber doors and fanlights (and associated hardware). This is overlaid on the original 1870 or 1908 fabric of the hotel, which includes the original/early 12-pane or 4 pane timber double-hung sash windows, rendered sills, arch header windows and doorways, half-glazed timber door with fanlight to the accommodation entrance, and rendered masonry chimneys. Some doorways have been modified and fixed shut on the ground floor and typical contemporary hotel signage installed.</p> <p>Adjoining the original hotel in the 1965-68 addition, which has been modified internally and externally for the purposes of the hotel. Fabric associated with this extension is of little significance. The beer garden is modified and is of no significance to the hotel except for the 1928/29 brick garage, now used as a pool room. Despite modifications to its openings the garage contributes to an understanding of the evolution of the hotel.</p> <p>Internally the Warren View Hotel has undergone several phases of modification. It retains some original and early fabric, fittings and evidence of layouts associated with its 1870 construction and early modifications in 1908 and 1928/29 which can be found on all floors of the building (but only within the original hotel building). This includes plaster and pressed metal ceilings, the timber staircase, timber windows and doors (including architraves), and wall vents. The ground floor and first floor have been opened up by removal of internal walls, though evidence of their locations is retained in wall nibs in the ceiling. Additionally, the basement cellar reflects the 1928 footprint and keg chute with timber slide, with some associated fabric.</p> <p>The interior of the 1965-68 addition, kitchen and beer gardens are contemporary and do not contain significant fabric.</p> |

HERITAGE LISTINGS

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|---------------------------|--|
| Heritage listing/s | |
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| | |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|---------------------|--------------------------|---|---------|---|
| Archival Record | Tooth & Co | Warren View Hotel, cnr. Stanmore and Enmore Streets [sic], Enmore, Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University. |
| Architectural Plans | Various | Warren View Hotel—Tooth & Co Ltd Archive of Architectural Drawings of Hotels | Various | Museum of Applied Arts & Sciences—Tooth & Co Ltd Archive of Architectural Drawings of Hotels. |
| Architectural Plans | Various | Warren View Hotel—NRS-9590 Plans of Licensed Premises: Hotel Plans [Metropolitan Licensing Court] | 1908 | NSW State Archives & Records |
| Book | C Meader, R Cashmann & A | <i>Marrickville People and</i> | 1994 | Inner West Council Library |

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|--------------|-----------|---|------|----------------------|
| | Carolan | <i>Places</i> | | |
| Ph.D. Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

RECOMMENDATIONS

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| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council's local planning framework.</p> <ul style="list-style-type: none"> • The Warren View Hotel is located at the outer edge of the King Street and Enmore Road Heritage Conservation Area (C73) and it is recommended that the Warren View Hotel, including interiors, at 2 Stanmore Road, Enmore be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Subject to any proposed development or works, the first floor of the hotel should be inspected to understand what original and early fabric remains. • Significant heritage attributes and elements of the Warren View Hotel, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High level guidance includes: <ul style="list-style-type: none"> - The two storey scale, form, character and details of the building should be retained and conserved, particularly the tiling, suspended awning, pattern of openings to both floors, keg chute, medium pitched roof, rendered masonry chimneys, timber doors and fanlights (and associated hardware), 12-pane or 4-pane timber double-hung sash windows, rendered sills, arch header windows and doorways, half-glazed timber door with fanlight to the accommodation entrance, and 1928/29 brick garage building. - Significant interior fabric and layouts should be retained and conserved. In the basement cellar this is the 1928 footprint, keg chute with timber slide, and potential early hoist structure. On the ground floor it includes evidence of former layouts in the ceilings (wall nibs), moulded plaster and pressed metal ceilings, early timber doors, (and original fittings and architraves), windows, and early timber staircase with pressed metal linings. - Future rear or side additions should be of a lower scale and not compromise the hotel's significant qualities and be compatible in the immediate streetscape context. Additions should maintain the legibility of the main original built form from the street and should not exceed one storey in height on Stanmore Road. Additions at the rear of the hotel should retain open space around the 1928/29 garage building. Vertical additions should be avoided particularly over the main original built form. - Retention of full property boundary is encouraged to provide for its ongoing commercial viability of the hotel. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the balcony. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel's heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. This includes infill to ground floor doorways and signage. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building as a pub/hotel should be supported by local and state governments, consistent with its long history of hotel trading. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. |
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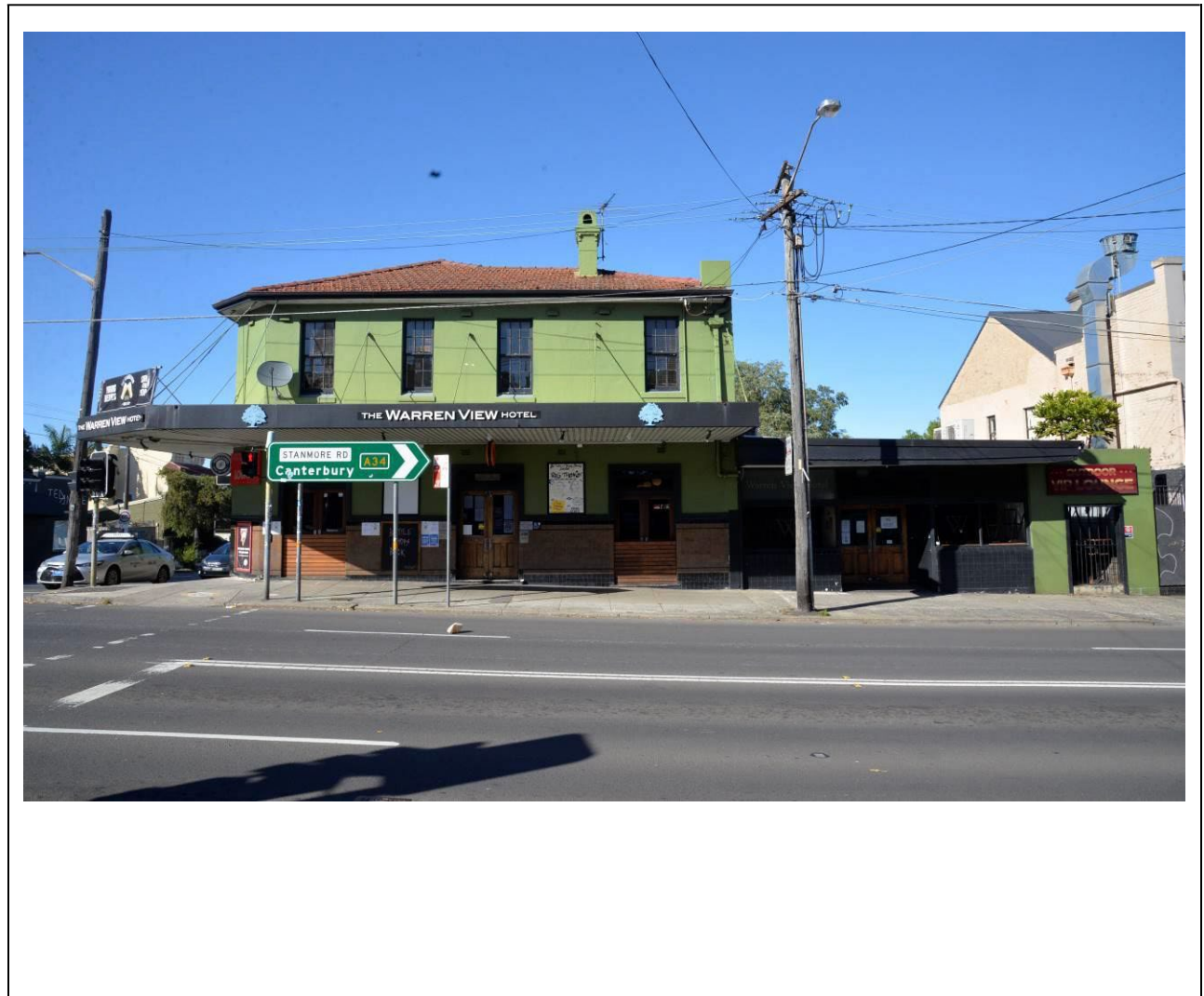
SOURCE OF THIS INFORMATION

| | | | |
|---|---|--------------------------------|-----------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 27 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | Yes <input checked="" type="checkbox"/> | | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | June 2022 October 2024 |

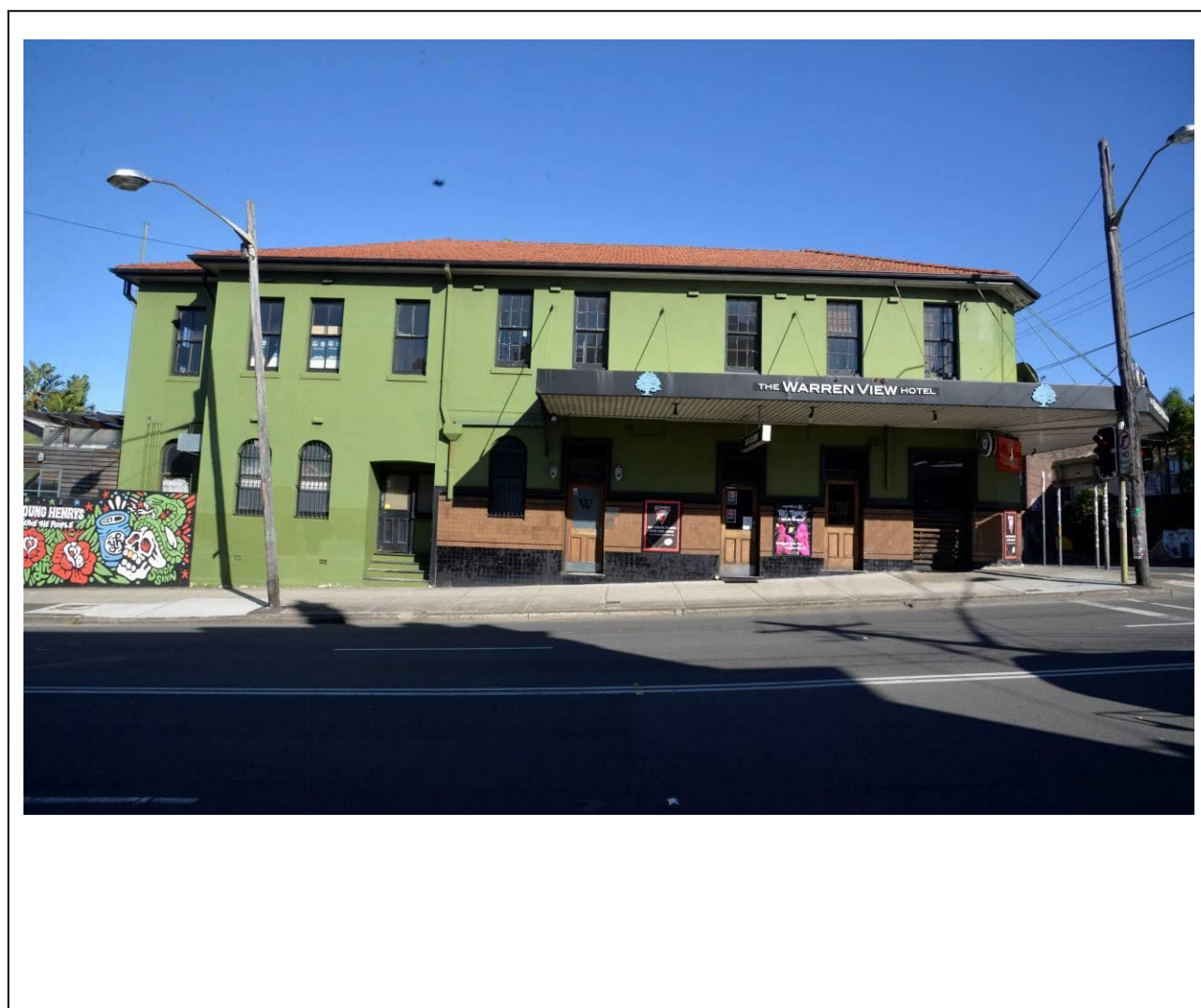
| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The Warren View Hotel viewed from the intersection of Enmore Road and Edgware Road | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The north elevation of the Warren View Hotel viewed from across Stanmore Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The east elevation of the Warren View Hotel viewed from across Enmore Road. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



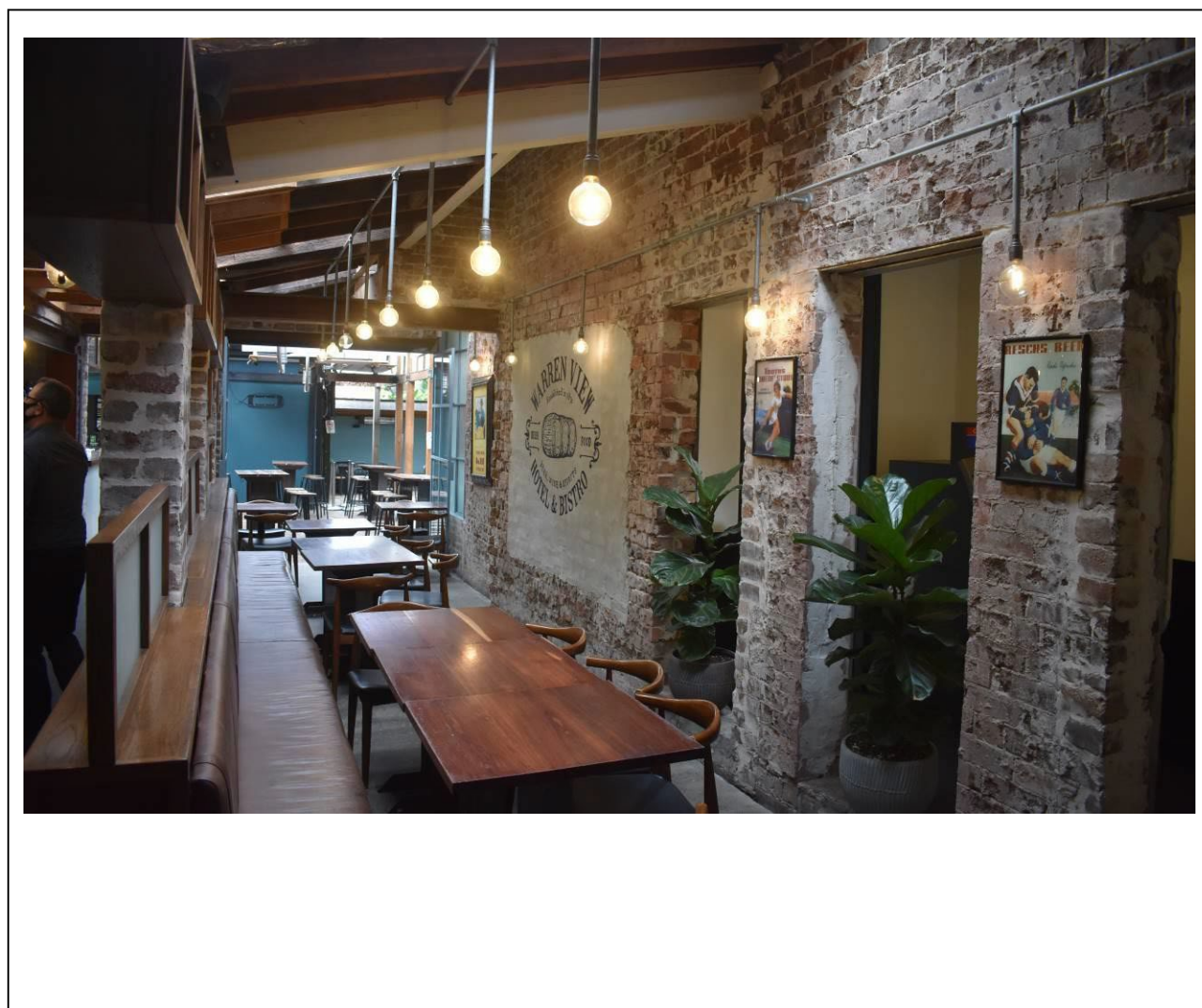
| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The rear (south) elevation of the Warren View Hotel viewed from Enmore Road to the south of the hotel. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Inside the front bar of the Warren View Hotel, looking west towards the 1965 extension | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The rear of the original Warren View Hotel building from the interior, looking towards the Beer Garden. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | The interior of the 1928 garage within the beer garden, facing east. The original entrance has been infilled. | | | | |
| Image year | 2022 | Image by | GML Heritage | Image copyright holder | GML Heritage |



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|----------------------|---|-----------------|--|-------------------------------|----------------------------|
| Image caption | The Warren View Hotel c1870-1900, in its original form. | | | | |
| Image year | C1870-1900 | Image by | | Image copyright holder | Inner West Council Library |



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|----------------------|---|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Warren View Hotel after the extension of the hotel in 1908 and before the removal of the balcony by Tooth & Co in 1928. | | | | |
| Image year | C1909-1928 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



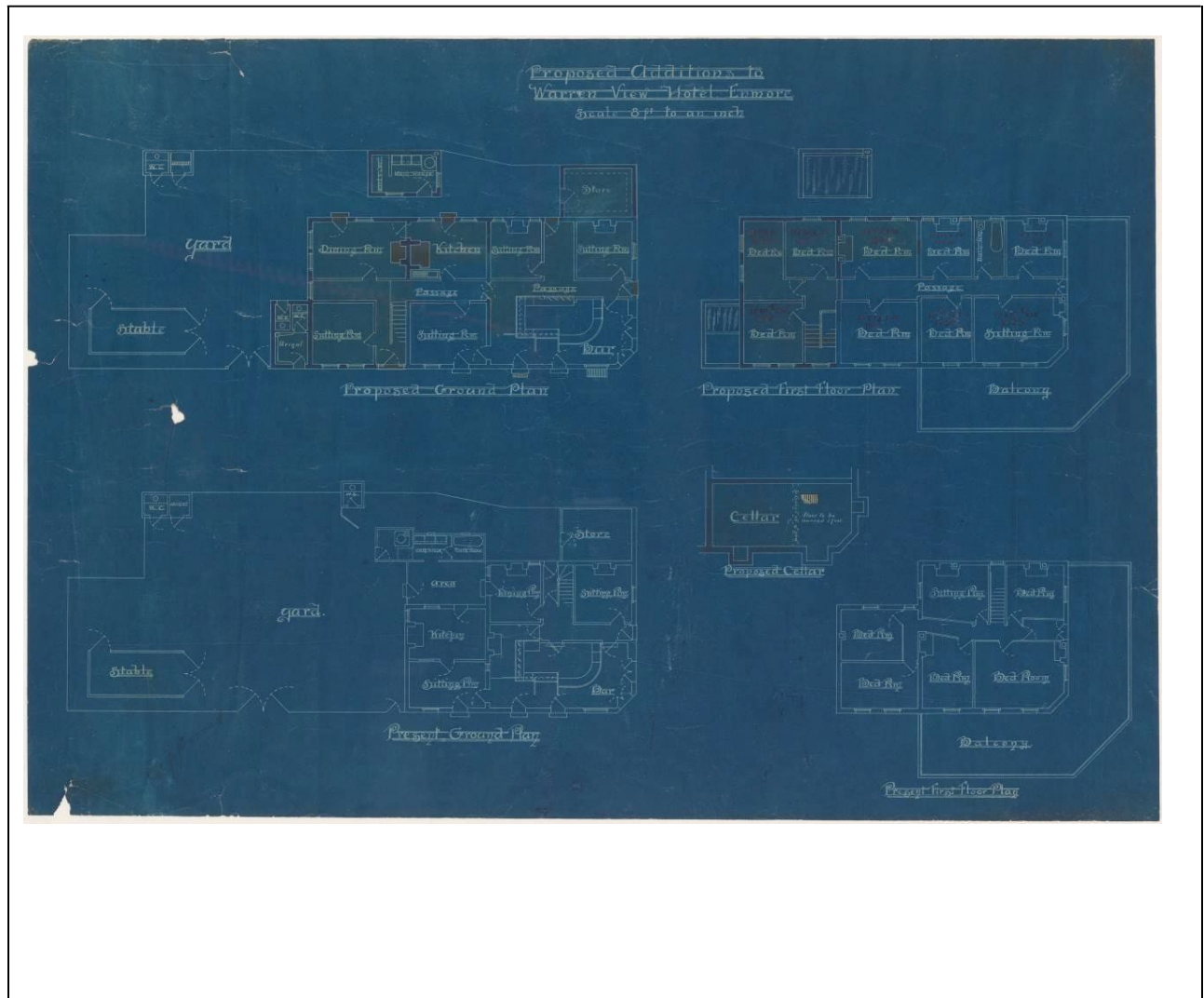
| | | | | | |
|----------------------|--------------------------------|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Warren View Hotel in 1939. | | | | |
| Image year | 1939 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



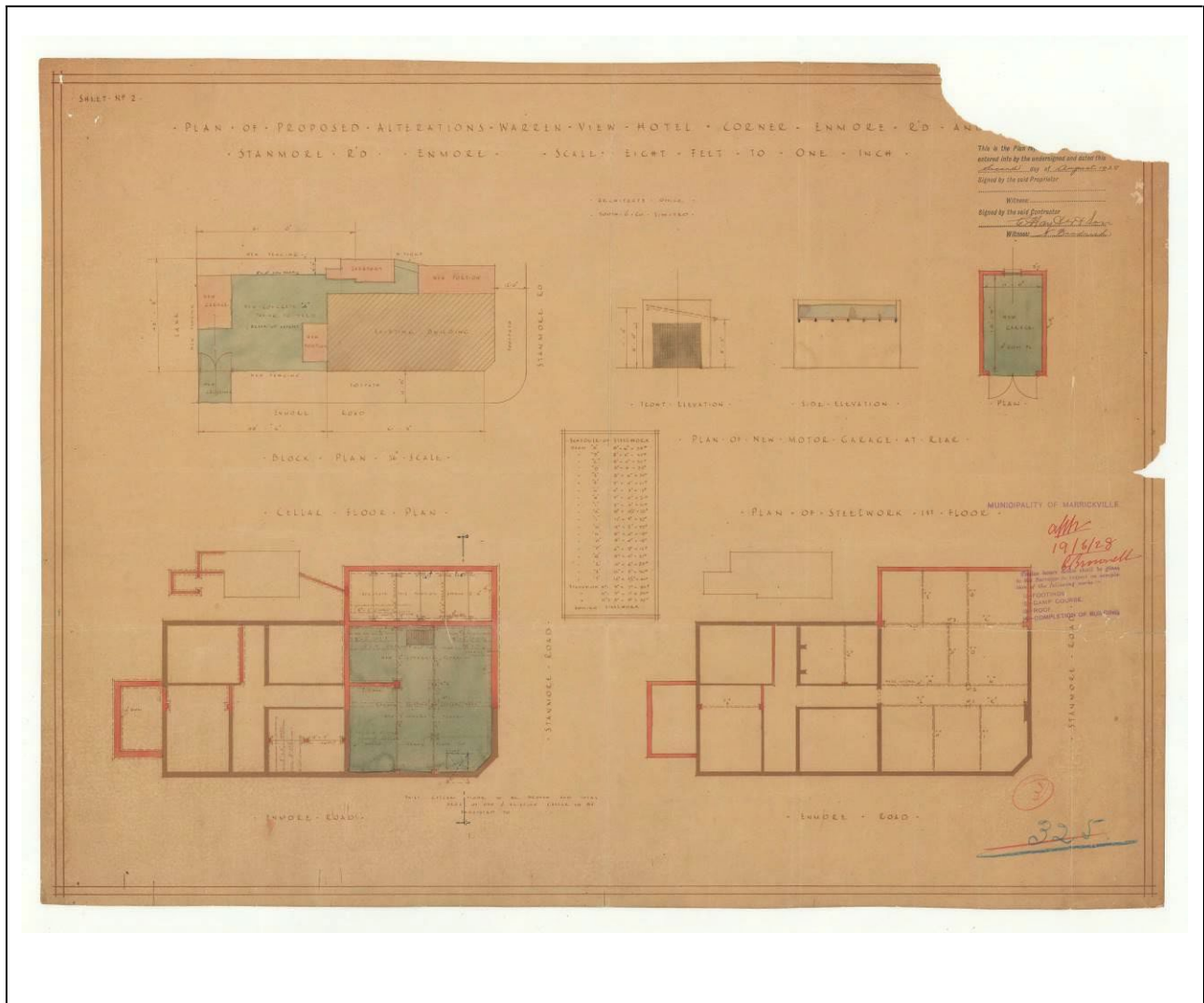
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|---------------|-------------------------------|----------|------------------------|---------------------------------|
| Image caption | The Warren View Hotel in 1991 | | | |
| Image year | 1991 | Image by | Image copyright holder | City of Sydney Council Archives |



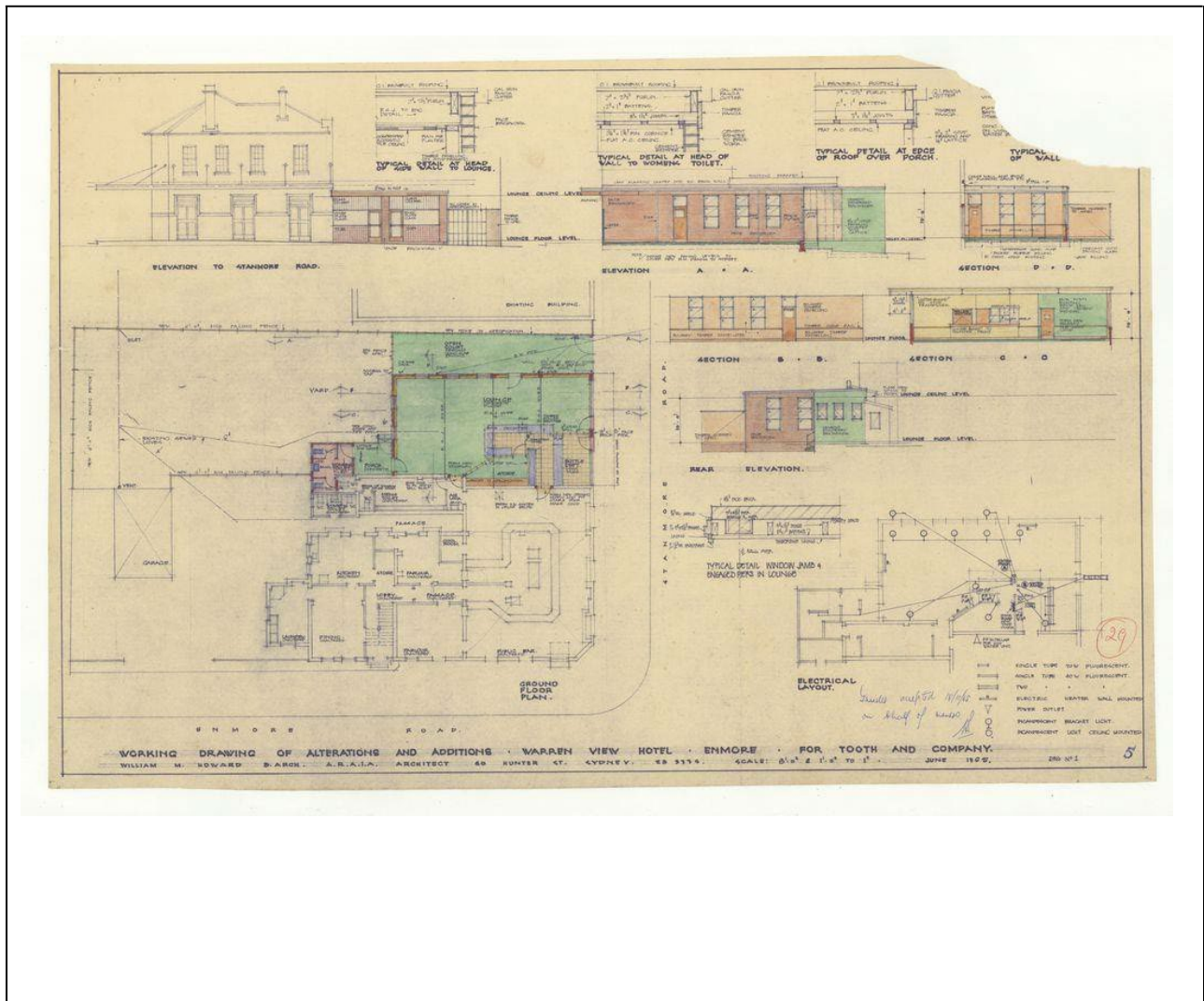
| | | | | | |
|---------------|--|----------|--|------------------------|------------------------------|
| Image caption | The blueprint of the 1908 extension to the Warren View Hotel | | | | |
| Image year | 1908 | Image by | | Image copyright holder | NSW State Archives & Records |



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|----------------------|--|-----------------|----------------------------------|-------------------------------|-----------------------------------|
| Image caption | Plans of the 1929 modifications to the Warren View Hotel by Tooth & Co, when the brick garage was constructed. | | | | |
| Image year | 1928 | Image by | Architects Office, Tooth & Co | Image copyright holder | Museum of Applied Arts & Sciences |



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|---------------|--|----------|------------------|------------------------|-----------------------------------|
| Image caption | A plan from 1965 of the west addition to the Warren View Hotel | | | | |
| Image year | 1965 | Image by | William M Howard | Image copyright holder | Museum of Applied Arts & Sciences |

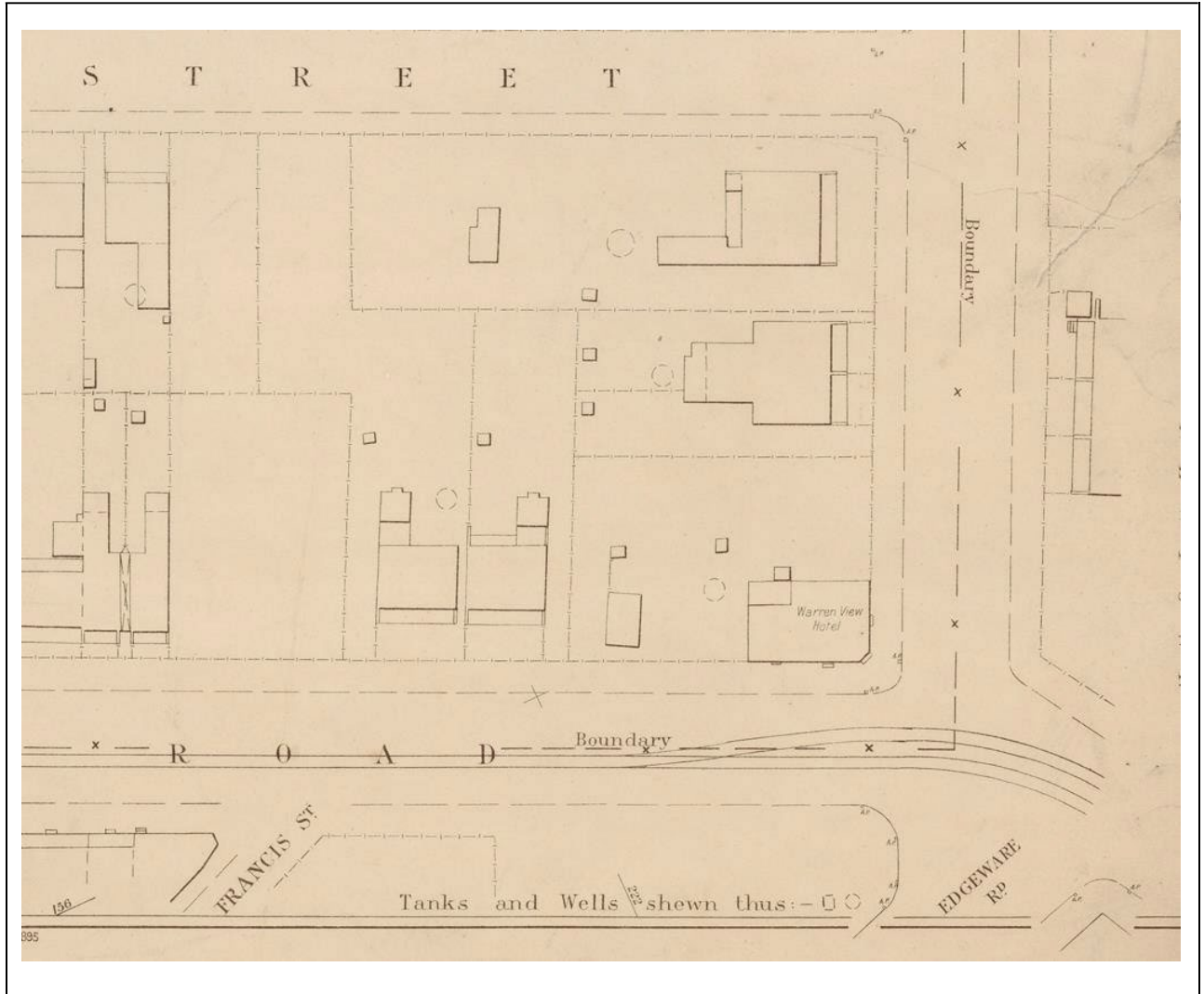


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No 6, Marrickville, showing the lot of the Warren View Hotel, with the original hotel building footprint. | | | | |
| Image year | 1895 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |



Heritage Data Form

| ITEM DETAILS | | | | | |
|--|---|------------|-----------------|---|-----------------|
| Name of Item | Websters Bar | | | | |
| Other Name/s Former Name/s | <i>Railway Hotel, Daniel Webster Hotel, Oxford Hotel, Oxford Tavern, Zanzibar</i> | | | | |
| Item type (if known) | Built | | | | |
| Item group (if known) | Commercial | | | | |
| Item category (if known) | Hotel | | | | |
| Area, Group, or Collection Name | | | | | |
| Street number | 323 | | | | |
| Street name | King Street | | | | |
| Suburb/town | Newtown | | Postcode | 2042 | |
| Local Government Area/s | Inner West | | | | |
| Property description | 1/177710 | | | | |
| Location - Lat/long | Latitude | -33.896988 | | Longitude | 151.179057 |
| Location - AMG (if no street address) | Zone | | Easting | | Northing |
| Owner | Private (commercial) | | | | |
| Current use | Hotel | | | | |
| Former Use | | | | | |
| Statement of significance | <p>Websters Bar has cultural heritage significance for historic, associative, aesthetic and representative values at a local level as an early hotel on Newtown's high street. Constructed by John Webster in 1861 on the site of his earlier New Town Store, the hotel is significant for its association with the growth of Newtown in the mid-nineteenth century and the development of King Street. The hotel provides a tangible connection to the early history of the area, having operated for over 160 years. It is also strongly associated with John Webster, a prominent nineteenth-century Newtown resident who served as the area's first postmaster and who was involved with the development of the area.</p> <p>Websters Bar is also significant as an aesthetically distinctive and idiosyncratic interwar Art Deco hotel, a result of its several redesigns in the early twentieth century. The hotel is a particularly good example of the evolution of hotel buildings through the twentieth century owing to these redesigns, with elements of each modification retained in the façade, providing evidence of this historical process. This pub is likely to have some social significance to the local community.</p> | | | | |
| Level of Significance | State <input type="checkbox"/> | | | Local <input checked="" type="checkbox"/> | |

| DESCRIPTION | |
|-----------------------------|---|
| Designer | Norman Fairfax Nurzey (1913 redesign) |
| Builder/maker | |
| Physical Description | Websters Bar is a three-storey Art Deco hotel building originally constructed in 1861 and remodelled in 1913 and 1937. The hotel is situated on the corner of King Street and Eliza Street in the vicinity of the |

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|--|--|------|-------------------------------|------|--------------|--------------------------|
| | <p>King Street/Enmore Road junction. The hotel has a short shopfront façade to King Street and a longer secondary façade to Eliza Street, with a strong splayed corner façade.</p> <p>The hotel is a rendered and painted brick building. The building is dominated by a tall, square corner tower which rises above the simple parapet, giving the building a strong vertical emphasis. The tower and parapets have a stepped silhouette which conceals the hotel's rooftop balcony. Along Eliza Street a glass balustrade can be seen above the parapet.</p> <p>The vertical emphasis of the building is reinforced by the pilasters on the first-floor façade overlooking King Street. These frame large, arched six-pane windows with coloured glass highlights, above which are Egyptian-inspired moulded plaster wing motifs. This occurs at the end of both street elevations and surrounds the feature parapet. Along Eliza Street there is a banded frieze with vertically fluted decorations below the parapet. Windows on this elevation are regular double-hung timber sash windows.</p> <p>A metal awning wraps the front of the building, running to the end of each façade. Both the awning and the stays are possibly more contemporary features.</p> <p>The ground floor retains few original features. Two large contemporary bifold opening doors face King Street, one with a glass infill to bench height for bar seating. One of the two sets of timber-framed, glazed double doors opening onto Eliza Street may potentially be original, including a travertine threshold. Fixed, opaque glazed windows along the same façade are all contemporary additions for gaming rooms and amenities.</p> <p>At the rear of the hotel is a modern two-storey louvred addition, incorporating part of the hotel's brick structure.</p> <p>The interiors could not be inspected but are considered likely to retain evidence of significant features in some areas.</p> | | | | | |
| Physical condition and Archaeological potential | Websters Bar has been altered and the interiors have been refurbished several times. Despite modification, the hotel is in good condition and has been maintained for its continued operation as a hotel. The archaeological potential of the site is unknown. | | | | | |
| Construction years | Start year C.1885 | 1861 | Finish year C.1886 | 1937 | Circa | <input type="checkbox"/> |
| Modifications and dates | <p>1913—The hotel is redesigned in a Federation Free Style inspired design by architect Norman Nurzey. The original balcony is removed and replaced with a suspended awning. All windows and doors are modified, with large arched windows formed on the King Street and Eliza Street façades, which became face-brick. The corner entrance is converted to a doorway and the ground floor façade retiled. The interior is largely overhauled in the works.</p> <p>1937—The exterior of the hotel is remodelled in the interwar Art Deco style by Tooth & Co and the sublessee. Nurzey's design is almost completely removed, save for the large arched windows which are integrated into the new design. A square corner tower is formed with a stepped parapet below. The façade is rendered with Egyptian inspired moulded plaster panels above the arched windows. The awning is relined and extended along the Eliza Street façade. An interwar Tooth & Co tiling scheme is added to the ground floor façade.</p> <p>1955—Service spaces are tiled.</p> <p>1962–1965—The internal layout of the hotel is changed to provide direct access to the bathrooms from serving spaces. A bottle department is also created and part of the women's bathrooms and the public bar area are converted into a snack bar.</p> <p>1968—The awning is cut back from King Street. 1971–</p> <p>1983—Various minor interior repairs.</p> <p>2002—The hotel is renovated and reopened as Zanzibar. Renovations involve a new interior fitout, new door to King Street, and conversion of the roof terrace to a beer garden.</p> <p>2006—The first floor is converted to hotel use, likely removing the pattern of accommodation rooms.</p> <p>2016—The hotel is renovated and reopens as Websters Bar.</p> | | | | | |
| Further comments | | | | | | |

HISTORY

| | |
|-------------------------|--|
| Historical notes | <p>Overview of the Development of Hotels in the Inner West</p> <p>Initially, inns and pubs followed British and Irish traditions that had been brought to Australia with colonisation. They provided accommodation to travellers in a time where movement, even over comparatively short distances, was difficult, they served food and drinks, and they provided a space</p> |
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for people to meet and mingle.

Inns and pubs were often among the first buildings to appear in newly established Australian settlements and towns. They became a core part of the community and a place to recognise life's milestones.

The earliest inns and pubs in the Inner West were established along Parramatta Road near Leichhardt from the 1830s. These early inns and pubs were vital for travellers, especially the coaches and bullock teams which used the road. They supplied accommodation and facilities for not only people but also for working animals.

From the 1840s, Balmain and Newtown were the earliest areas of the Inner West to experience solid growth. Inns and pubs followed the arrival of a permanent population of workers in the Balmain area, including those in maritime industry, and in Newtown hotels mostly developed along the main streets. These pubs were often small with limited accommodation.

Following the arrival of the railway in 1855 and further subdivision and residential growth in the Inner West, hotels began to appear in Petersham, Stanmore and Marrickville.

In the 1870s and 1880s larger, more elaborate pubs began to be built as the population of the Inner West boomed with the growth of industry. They were typically located on advantageous corner sites, with many rooms for accommodation that could easily meet licensing requirements. The bar space in these nineteenth-century pubs was typically limited, with rigid division between public bar/saloon areas and private spaces such as accommodation rooms, dining rooms, club rooms and private bars.

By the 1890s almost all areas of the Inner West had a hotel. They were, however, concentrated in working-class suburbs. It was unusual for completely new hotels to be built after this time.

At the turn of the twentieth century the influence of the temperance movement saw the hotel trade decline in the Inner West. Many pubs in the area were closed between 1890 and 1920, either for failing to meet more stringent licensing requirements or as a result of 'local option' votes, which allowed ratepayers to vote to reduce the number of licensed venues in their local area. The pubs that remained often had tarnished reputations.

In 1916 the early closing referendum passed, forcing pubs to close at 6pm. This resulted in the 'six o'clock swill', where patrons (by this time almost entirely men) rushed to pubs after finishing work at 5pm to quickly consume alcohol before the pubs closed. To accommodate the rush in demand, pub owners opened up the interior of the venues to provide more bar space and replaced finishes with easy-to-clean surfaces like tiles.

Around the same time large Sydney breweries like Tooth & Co., Reschs and Tooheys began to systematically renovate or rebuild pubs to help improve the image of the hotel trade. From 1910 to 1940 many earlier pubs owned by these companies were rebuilt in contemporary architectural styles. Most were designed by a small pool of architects like Prevost & Ancher, Sidney Warden and Cyril Ruwald, resulting in a general consistency in the designs of hotels of this era. New pubs were also built, though this was an unusual occurrence. Notable changes to hotels included new standardised tiling and signs below awnings, which replaced earlier balconies and larger general bar areas.

After early closing was abolished in the 1950s and laws began to be liberalised, pubs began to offer beer gardens, live music, and dining options. Further changes occurred with the legalisation of sports-betting and poker machines in hotels, resulting in spaces being cordoned off as dedicated gaming rooms.

After many changes in the evolution of pubs in Australia stemming from the temperance movement, the capture of the hotel trade by the large breweries, early closing, social change, gambling and entertainment, pubs in the Inner West today typically retain their historic value and widespread popularity.

Websters Bar

Websters Bar is built on the site of John Webster's New Town Store, which is mistakenly believed to be the origin of the name Newtown. John Webster was a shoemaker from Lancashire who was sentenced to seven years' transportation in 1828. In Sydney, Webster worked as a shoemaker in the Cooks River area, later receiving his freedom in 1836. Webster was well known in the area, at times working for Leslie Duguid in Tempe. In 1844 he purchased land fronting King Street (then Newtown Street) and Eliza Street and opened a shoemaking business. This later morphed into a grocery store and Newtown's first post office, with John Webster serving as the postmaster.

In 1861 Webster demolished the store and built a hotel on the site. Webster first named it the Railway Hotel, after a nearby hotel whose licence had lapsed. In 1862 the hotel was renamed the Daniel Webster Hotel, probably after the renowned author of the Webster's Dictionary, who John Webster falsely claimed was his father.

Webster leased the hotel to publicans from 1861 to 1867 before taking over the licence himself. By this time Webster had established himself in the Newtown community, not only as a local

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| | <p>businessman, but also as a philanthropist who donated to Newtown Council and the local fire brigade. In 1872 John transferred the licence to his son William Webster, who changed its name to the Oxford Hotel. Following John Webster's death in 1896 the hotel remained in the ownership of the Websters, which continued well into the twentieth century.</p> <p>A photograph from the 1880s shows the Oxford Hotel had an ornate Victorian Italianate design, with a moulded parapet and friezes. A large timber and cast iron balcony covered the hotel's King Street elevation, partially wrapping around on the Eliza Street façade. The basic form of the hotel was in place at the time, with the large splayed corner to the intersection and acute corner angle matching the hotel's present profile. Sketches of the footprint of the building show that the building was L-shaped, with an internal yard.</p> <p>In 1913 architect Norman Fairfax Nurzey designed a complete refurbishment of the building, which included significant changes to its exterior and infill of the internal yard. Nurzey's design was inspired by the Federation Free Style of architecture, replacing its earlier Italianate façade. Its timber verandah was replaced by an awning and all windows and doors were modified. Large arched six-pane windows were installed towards King Street on the first floor, which was replaced with a face-brick façade. The parapet was modified in a Federation style for the works, with a curved pediment on the corner. Below the awning the corner doorway was converted to a window and the façade retiled.</p> <p>By 1922 Tooth & Co had secured the lease on the hotel from the Webster family, making it a tied house.</p> <p>In 1937 the sublessee, Jasper McCann, remodelled the hotel using money advanced by Tooth & Co. The hotel's facades were modified in the works to reflect the Art Deco style. The rounded windows of Nurzey's earlier design were retained, but the façade was modified to reflect the Art Deco style. All elements were changed except for the rounded windows of Nurzey's 1913 redesign. Works involved the construction of the corner tower and a stepped parapet, and rendering of the street façades, including addition of the Egyptian plaster motifs above the arched windows. The awning was relined and extended along Eliza Street. The ground floor façade was also retiled in the cream interwar tiles used by Tooth & Co at the time.</p> <p>In 1954 Tooth & Co purchased the freehold of the hotel from the estate of WT and DA Webster. Some internal modifications were made following the purchase, including remodelling the kitchen and tiling all serving spaces.</p> <p>Between 1962 to 1965 the internal layout was modified; direct access was provided to the bathrooms from the bars, a bottle department was constructed, and part of the women's bathrooms and public bar were converted into a snack bar. The awning was also cut back in 1968.</p> <p>Various minor internal repairs were made between 1971 and 1983, when the hotel was sold to Stanek and Linda Miroslav for \$327,000. The hotel was then renamed to Oxford Tavern.</p> <p>In 2002 the hotel was renovated and reopened as Zanzibar. Works involved a new interior fitout, new doorways on the King Street façade and conversion of the roof terrace to a beer garden, including the extension of the rooftop laundry room. The hotel was also repainted. Further alterations were made in 2006, when the first floor was converted for hotel use.</p> <p>In 2016 it was again renovated and reopened as Websters Bar.</p> <p>These modifications largely removed original or early interior fabric from the hotel, though it may remain in some areas.</p> |
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| THEMES | |
|----------------------------------|---|
| National historical theme | <p>Building settlements, towns and cities</p> <p>Developing Australia's cultural life</p> |
| State historical theme | <p>Accommodation—activities associated with the provision of accommodation, and particular types of accommodation</p> <p>Leisure—activities associated with recreation and relaxation</p> |

| APPLICATION OF CRITERIA | |
|--|--|
| Historical significance SHR criteria (a) | <p>Websters Bar has historical significance to the Inner West as a long-running and early hotel in Newtown on a prominent corner of King Street's historical core. The hotel was built in 1861 by John Webster on the site of his earlier New Town Store and has been in continuous operation as a hotel since. Websters Bar is significant for its association with the growth of Newtown and the creation of its high street, as well as for the tangible connection it provides to the early history of the area as a long-lived local institution. Websters Bar also has significance as evidence of the historical evolution of</p> |

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| | <p>hotels from the nineteenth to the twentieth centuries. Originally designed in the Italianate style in 1861, the hotel was remodelled twice in the early twentieth century to reflect contemporary architectural design, first by a private owner and secondly by Tooth & Co. Websters Bar reflects the historical process of hotel renewal in the early twentieth century, evidencing changes in approach to attracting customers and architectural styles within a short period of time.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p> |
| <p>Historical association significance SHR criteria (b)</p> | <p>Websters Bar is associated with the prominent nineteenth-century Newtown resident John Webster, a shoemaker born in Lancashire and transported to Australia in 1828 as a convict. From 1844 onwards Webster began running a shoemaking store on the site, which later served as Newtown's first post office, with Webster as the postmaster. Over the following decades John Webster became a prominent and well-known resident of Newtown, with connections to the Newtown Fire Brigade and Newtown Council. In 1861 Webster demolished his store and built the hotel. This use has continued on site since this time, and despite several modifications, the hotel retains a strong connection to John Webster by its use, overall form and, most recently, name.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p> |
| <p>Aesthetic significance SHR criteria (c)</p> | <p>Websters Bar is an unusual and idiosyncratic example of a two-storey interwar Art Deco hotel in the Inner West. Situated on a prominent corner site near the main intersection of Newtown, the hotel has landmark qualities for its location and its interwar design, which contrasts sharply with the Victorian style buildings of the surrounding area. The primary design of the hotel reflects Art Deco stylistic motifs, including its three-dimensional massing, vertical emphasis and stylised decoration. These are overlaid on the large arched windows of the hotel's earlier Federation design, creating a unique contrast between the two styles. Additions of the Egyptian inspired plaster wing-motifs above the windows tie the two designs together, giving the hotel an unusual and aesthetically distinctive design. Significant aesthetic features of the hotel are found only in the façade, and include its square corner tower, stepped parapet, pilasters, moulded plaster elements, rendered façade, suspended awning, and original windows and doors.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p> |
| <p>Social significance SHR criteria (d)</p> | <p>The Inner West's hotels are important social institutions and are a celebrated part of the area's culture. Serving as meeting places, hotels like Websters Bar have provided opportunities for generations of residents and visitors to celebrate, socialise and express themselves. These venues are highly valued by the community for performing this role, which is enhanced by the longevity of their use and their ability to demonstrate the history of the area.</p> <p>Although a detailed social values assessment has not been undertaken, Websters Bar is part of a network of historic hotels in the Inner West from the nineteenth century and early-twentieth century which continue to serve an important social function to the community. These venues have social significance to the local community, which has previously expressed a sense of loss when they cease to function as hotels, indicating their importance in the lives of residents and visitors.</p> <p>There is no specific indication of special associations with a particular community or cultural group beyond the local area.</p> <p>The Websters Bar is considered likely to meet the threshold of significance at a local level under this criterion.</p> |
| <p>Technical/Research significance SHR criteria (e)</p> | <p>Websters Bar has potential to demonstrate the different phases of hotel development corresponding to changes in licensing laws and community expectations. Potential further investigation of Websters Bar is required to determine if the hotel has research potential.</p> <p>The historical archaeological potential of the site has not been assessed under this criterion. It should be assessed to determine if the site has research potential which could contribute to a better understanding of historical hotels in the area.</p> <p>It is not known whether Websters Bar meets the threshold of significance under this criterion.</p> |
| <p>Rarity SHR criteria (f)</p> | <p>Websters Bar is one of many historic hotels from the nineteenth and twentieth centuries which still operate in the Inner West. Although important to the Inner West, it is neither rare nor unusual.</p> <p>Websters Bar does not meet the threshold of significance for this criterion.</p> |
| | <p>Websters Bar is a particularly good representative example of an earlier Victorian hotel that was</p> |

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| Representativeness SHR criteria (g) | <p>modified and remodelled several times in the early twentieth century during a period of hotel renewal. Remodelled in 1913 in the Federation Free Style and in 1937 in the Art Deco style, the hotel retains evidence of both these layers of modification. It demonstrates the historical process of hotel renewal in the early twentieth century. Its 1937 remodel, instigated by Tooth & Co, is also demonstrative of how large Sydney breweries upgraded their hotels in the early twentieth century in contemporary designs to improve the image of their hotel trade and adapt to changing trading conditions.</p> <p>Websters Bar meets the threshold of significance at a local level under this criterion.</p> |
| Integrity | <p>The exterior of Webster's Bar is intact in its 1937 Art Deco form above the awning, though evidence of its early 1913 Arts & Craft inspired design are evident in the pattern of openings and the large arched windows. The 1937 Art-Deco detail is mostly unchanged since this time, with the square corner tower, pilasters, stepped awning, frieze course and unique moulded plaster wing motifs intact. Windows on this floor are original on both street frontages. Modifications included the louvred extension at the rear and the extension to the 2000s extension to the rooftop laundry structure. The overall form of the hotel reflects its original scale, with the splayed corner and acute corner angle being established in the original hotel.</p> <p>The awning has been modernised and reflects the 1968 cutback, but uses the 1937 cable stays. Below the awning the hotel is modified, with the pattern of openings on both street frontages modified from their 1937 form. One of the two sets of timber double doors has a travertine threshold and likely dates from the Art Deco modifications; the rest of the fabric is modern and of no significance. The hotel was formerly tiled in an interwar style, which has since been lost.</p> <p>Internally the hotel has undergone successive and substantial modifications, which have likely removed most evidence of original and early fabric and floor layouts.</p> |

HERITAGE LISTINGS

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| Heritage listing/s | C2 King Street and Enmore Road Heritage Conservation Area |
| | |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|---------------------|----------------------------------|---|---------|---|
| Archival Record | Tooth & Co | Oxford Hotel, King St, Newtown—Tooth & Co Yellow Cards | Various | Noel Butlin Archives Centre, Australian National University |
| Architectural Plans | Various | Oxford Hotel, Newtown—NRS-9590 Plans of Licensed Premises: Hotel Plans [Metropolitan Licensing Court] | Various | NSW State Archives & Records |
| Journal Article | Patrick J. Murphy | <i>John Webster and Newtown</i> | 2014 | <i>Descent</i> (volume 44, no. 4, December 2014) |
| Book | C Meader, R Cashmann & A Carolan | <i>Marrickville People and Places</i> | 1994 | Inner West Council Library |
| PhD Thesis | Roy Lumby | <i>Public opinion, politicians and public house: a study of the influence of the temperance movement, politics and breweries on the architecture of public houses between 1880 and 1942</i> | 2012 | University of Sydney |

Heritage Data Form

RECOMMENDATIONS

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| Recommendations | <p>The following recommendations are intended as guidance to inform discussions between applicants and consent authorities when development or works are proposed on this site. The recommendations can also inform heritage consultants in the preparation of any required heritage management documents that will then be considered under Inner West Council’s local planning framework.</p> <ul style="list-style-type: none"> • Although this property is included in the King Street and Enmore Road Heritage Conservation Area (C2), it is recommended that the Websters Bar at 323 King Street, Newtown, be included as an individual item of local significance in Schedule 5 of the Inner West Local Environmental Plan 2022 as it meets the threshold of significance under a number of criteria. • Significant heritage attributes and elements of Websters Bar, including those modified and adapted as outlined in this listing, should be appropriately investigated, conserved, adapted and retained. High-level guidance includes: <ul style="list-style-type: none"> - The two-storey scale, form, character and details of the building should be retained and conserved, particularly the splayed, acute corner design, square corner tower, pilasters, stepped parapet, rendered façade, suspended awning, original timber arched windows and sash windows, frieze courses, moulded plaster wing motifs, and rooftop terrace. - No new openings should be made, or existing openings enlarged, on the street façades of the hotel building, except to restore the original pattern of openings. - Future rear or side additions should be of a lower scale that is compatible in the immediate streetscape context, and should not compromise the hotel’s significant qualities. Additions should be restricted to the rear of the hotel along Eliza Street and must not impact the main original built form to the splayed corner. - Retention of the full property boundary is encouraged to provide for the ongoing commercial viability of the hotel. - All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. - Reconstruction of missing elements could be considered when supported by documentary evidence, such as the 1937 pattern of openings and exterior wall tiles. Reconstruction should not attempt to return the hotel to an earlier form. - Explore opportunities for removal of alterations and additions that are identified as having a negative impact on the hotel’s heritage significance, allowing for reconstruction to original or early detail or a more sympathetic treatment. - Prior to any proposed ground disturbance the archaeological potential of the property should be assessed to determine whether it has the ability to yield information that is not available from other sources. • The continued use of the building, consistent with its long history of hotel trading, as a pub/hotel should be supported by local and state governments. The need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements is acknowledged, subject to environmental and heritage impact assessment processes. • Further assessment is recommended following inspection of the interiors of the hotel. |
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| SOURCE OF THIS INFORMATION | | | |
|---|---|---|--------------------------------|
| Name of study or report | Inner West Heritage Study (Non-Residential Historic Pubs) | Year of study or report | 2022 |
| Item number in study or report | 13 | | |
| Author of study or report | GML Heritage | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd Inner West Council officers Periodic reviews to the inventory sheet may be carried out by Inner West Council officers. Any changes to text are identified in bold . | Date | March 2022 October 2024 |

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Websters Bar, viewed diagonally from across King Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | Websters Bar in its immediate context, showing the earlier style of the surrounding buildings. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|--------------|-------------------------------|--------------|
| Image caption | The rear and side elevation of the hotel, as viewed from Eliza Street. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Detail of the upper King Street façade of Websters Bar, showing the 1913 arched windows and Egyptian inspired plaster motifs. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Detail of the Eliza Street façade showing the 1913 arched window with later Art Deco detailing above. | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------|-------------------------------|---------------------------------|
| Image caption | The Oxford Hotel in c1880–1889, showing its original Victorian-era design. | | | | |
| Image year | c1880–1889 | Image by | Unknown | Image copyright holder | City of Sydney Council Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Oxford Hotel in 1930, showing the 1913 Federation Free Style remodel of the hotel. | | | | |
| Image year | 1930 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|---|-----------------|------------|-------------------------------|----------------------------------|
| Image caption | The Oxford Hotel in 1937 soon after the completion of its Art Deco remodel by Tooth & Co. | | | | |
| Image year | 1937 | Image by | Tooth & Co | Image copyright holder | Noel Butlin Archives Centre, ANU |

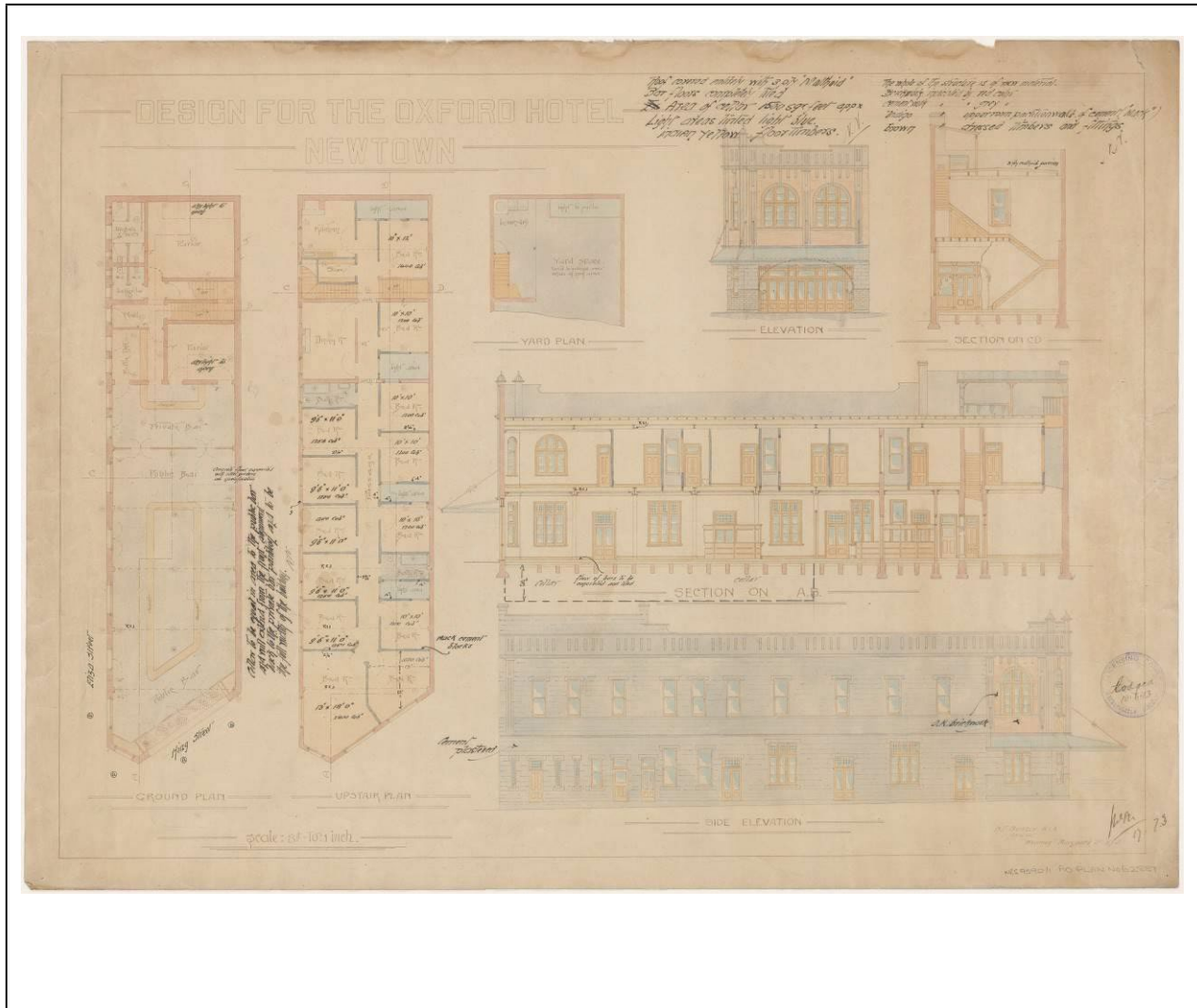


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|-----------|-------------------------------|--------------------------------|
| Image caption | The design of the 1913 renovation of the Oxford Hotel in the Federation Free Style. Designed by NF Nurzey and submitted to the Metropolitan District Licensing Court for approval. | | | | |
| Image year | 1913 | Image by | NF Nurzey | Image copyright holder | NSW State Records and Archives |



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

| | | | | | |
|----------------------|--|-----------------|---------------------------|-------------------------------|----------------------|
| Image caption | Detail of the Metropolitan Detail Series Map No. 9, Newtown, showing the footprint of Websters Bar | | | | |
| Image year | 1890 | Image by | Surveyor General's Office | Image copyright holder | State Library of NSW |

