Paddington Hotels Study

Heritage Inventory Forms prepared for Woollahra Council

Robert A Moore Architects and Conservation Consultants Sydney

Final Report, April 2019

Report Register

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Cover

Advertisement for the Solferino Hotel, Paddington, in the first Australian Italian language newspaper, L'Italano Australiano, 1885 (Source: Franscesca Musico, L'Italo Australiano: Australia's First Italian Language Newspaper, Italian Historical Society Journal, Vol 26, 2009)

1.0 The Study Background

In July 2018 Woollahra Council commissioned Robert A Moore Pty Ltd to prepare

- a review, amendment and update of draft heritage inventory sheets for eight hotels in Paddington not currently listed as local heritage items in Schedule 5 of Woollahra LEP 2014;
- a review, amendment and update of heritage inventory sheets for three heritage listed hotels, and
- an assessment of the potential State heritage significance of all eleven hotels.

This followed discussion in Council in May 2018 regarding the then-pending sale of the *Four in Hand Hotel* for possible residential use, which had raised considerable public reaction to the potential loss of the hotel's commercial and community functions.

The eleven Paddington hotels in the Study are

1. *Bellevue Hotel*, 157-159 Hargrave Street, Paddington
2. *Grand National Hotel*, 33 Elizabeth Street, Paddington
3. *Imperial Hotel*, 252 Oxford Street, Paddington
4. *London Tavern Hotel*, 85 Underwood Street, Paddington
5. *Lord Dudley Hotel*, 265 Jersey Road, Paddington
6. *Paddington Arms Hotel*, 384 Oxford Street, Paddington
7. *Paddington Inn Hotel*, 338 Oxford Street, Paddington
8. *Royal Hotel*, 237 Glenmore Road, Paddington
9. *Unicorn Hotel,* 102-106 Oxford Street, Paddington
10. *Village Inn Hotel* (formerly Durty Nelly's Hotel/Rose and Crown Hotel), 9-11 Glenmore Road, Paddington
11. *Four in Hand Hotel* 105 Sutherland Street, Paddington

The group of eleven Paddington hotels reflects the development and growth of what was a working class, part industrial and part residential suburb, and its transformation in the late 20th Century into an exclusive Sydney residential precinct. The area defined as Paddington has also changed with Council boundary adjustments, and the number of hotels in the area has reduced as changes in community eating and drinking habits, and rising property prices impact the market value of the hotel sites for alternative adaptive uses, including conversion to residential purposes.

In 2018, Council carried out research to investigate more specific conservation controls for the Paddington Pubs, exploring potential statutory mechanisms, including but not limited to amending the Woollahra Development Control Plan 2015 – "the DCP".

The Mayor wrote to the Hon Gabrielle Upton, Minister for the Environment, Local Government and Heritage to raise community concerns over the loss of historic pubs in the Woollahra Municipality and elsewhere throughout the state of New South Wales, and requested the State Government to explore what legislative changes might be introduced, referencing the legislative reforms recently introduced by the UK Parliament concerning the protection of pubs as community facilities.

2.0 Study Methodology

The study commenced on 12th July 2018 and was divided into two stages - the first being a response to Council's urgent requirement for an assessment of the heritage significance of the *Four in Hand Hotel* . A draft of a comprehensively revised, earlier inventory sheet prepared for Council was provided as a priority by 31 July. The second stage of the study, comprising inventory forms for the other ten hotels in the study, began in August 2018.

Dr Mark Dunn, professional historian, initially reviewed the draft inventory history text for the *Four in Hand Hotel*, which included a detailed review of the archives of Tooth & Co., held in the Noel Butlin Archive at ANU, Canberra. His research sought and considered plans, reports and photographs of the *Four in Hand* and in Stage Two, all the other hotels in the Study, as well as management, architectural and work files relating to them.

Building and development files held by the City of Sydney and Woollahra Councils, including the Woollahra local studies collection, were searched for all the Hotels. Online historic newspaper and archival searches were also carried out. The collection of the NSW State Archives and the State Library of NSW, including the Licensing Board files holding successive plans and alterations, were also researched.

Robert Moore, heritage architect, reviewed the resulting plans and inspected the properties from the exteriors, and also visited public areas of the buildings. Initially, Council was not able to facilitate full internal site inspections, and the inventory sheets note this limitation. After sale of the *Four in Hand Hotel*, the new owner welcomed inspection of the interiors, as did some of the other hotel owners, thereby supporting and enhancing the overall utility of the Study.

Sheridan Burke, conservation planner, integrated the historical documentation, together with the updated physical descriptions and analyses and with Robert, prepared the inventory forms which include significance assessments using the NSW standard heritage assessment criteria.

Council officers reviewed the draft inventory forms and met with the study team to discuss a range of issues arising, both prior to completion of the Stage One *Four in Hand* report, and prior to finalization of the other ten Inventory Forms, which completed Stage Two of the Study.

The *Four in Hand Hotel* assessment was a "pilot" investigation, to test the accessibility and level of documentation available about the buildings in the group of Paddington Hotels. This enabled a clearer picture of the necessary scope of research work and site inspection realities, and confirmed the related timing and costs for assessing the remaining ten hotels.

After the sale of the *Four in Hand Hotel*, the internal access granted in October 2018 facilitated the review of its Draft Inventory Form to reflect additional information. The revised inventory form is included with those for the other ten hotels covered in this report.

3.0 Limitations to assessment

3.1 Inspection

Without full inspection of the exteriors and interiors of each property, it is not possible to comprehend both the original construction and the multiple changes that most of these buildings have sustained. Many of the changes are documented in Council records and the Noel Butlin archive, but these records include a mix of proposals, many unrealized, and works both completed and only partially completed. Understanding the fabric in such circumstances might require a forensic examination of the building, far beyond the scope of this study and its significance assessment, but would be a valuable and necessary part of the Conservation Management Documents which are recommended to assist future planning for each site. The hotels AND their interiors are recommended to be listed in full, protecting their significance until detailed conservation planning might better determine the closer grained strategies needed for each building.

3.2 Social Values Assessment

The eleven hotels assessed in this Study are of social significance as community landmarks, each being associated with Paddington's early history, often as places for political campaigning and organising; and more recently in the history of community activism and the intellectual sub-cultures of the mid-20th century, including artists, writers and the creative professions who imbued the suburb with a renewed vigour and influenced its re-emergence as a popular, desirable and fashionable residential area. The Paddington Hotels in the study group are reference points in community identity within the rich urban amenity and mythology which continues to support Paddington's appeal as a place to live.

The strength of community regard and attachment to the hotels has been demonstrated in varying degrees, from their long history of operation, and more recently in the public protest against the threatened closure of hotels such as the *Four in Hand,* and conversion to houses or apartments of hotels such as the *Windsor Castle*.

Community demonstrations of support such as that for the *Four in Hand* are frequently activated when a site comes under threat of loss or change. In the case of the *Four in Hand*, the current community has demonstrated that it values the hotel via social media and petitioning decision makers to support its conservation. This is evident in the press and public domain. Should Council wish to more fully examine the social values of the Paddington Hotels as a group, a full social value assessment would typically involve:

- Identifying specific communities or cultural groups who value the site for social, cultural or spiritual reasons
- Establishing the nature and extent of their association
- Determining whether any significance arises from that association
- Clarifying which aspects of the place are of social significance (e.g. which parts of the site, elements of the fabric, uses or cultural activities, etc.)
- Assessing the relative importance of the place compared to others valued by that community (or communities) for similar reasons.

4.0 The Heritage Significance of the Paddington Group of Hotels

4.1 Local Significance

The eleven Hotels assessed in this Study are of historic significance to Paddington and Woollahra as early and successful examples of Paddington's suburban hotels, with all eleven having been variously but continuously operational since their construction. Some, such as the *Four in Hand*, and the *Grand National Hotel,* are examples of the type of landmark corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development. Some of the hotels quickly absorbed adjacent terrace houses to extend their accommodation and footprint, such as the *Grand National*, and the *Bellevue Hotel.* None appear to have reduced their sites.

Many of the hotels have had long term associations with community events and local political activity, from early Council Meetings at the *Paddington Inn*; to political meetings and rallies for local candidates in Council, state and federal elections, who addressed street crowds from the balconies of several of the Hotels, such as the *Imperial* and *Royal Hotels*; as well as for participants in the Federation debates of the 1890s through to 1900 at the *Four in Hand*.

More recently several of the hotels have become places of community activism and home for the intellectual sub-cultures of the mid-20th century, including artists, writers and the creative professions who then imbued the suburb of Paddington with a renewed vigour and influenced its re-emergence as a popular, desirable and fashionable residential area. The *Four in Hand*, the *Grand National* and the *Imperial* have all featured prominently in the contemporary cultural life of Paddington.

Some hotels have specific associations with segments of community identity, such as the *Four in Hand* having served as a meeting place for the then-small Sydney Italian community in the 1880s and 1890s, and the Irish associations of the *Lord Dudley Hotel.* The *Bellevue* has associations with the Rugby fraternity, and comes alive as crowds assemble during any Rugby International Test match.

Many of the hotels have had long commercial associations with Tooth and Co who as owner, lessor, or lessee, held or occupied many of them for much of the 20th Century.

All of the hotels have aesthetic significance as examples of evolved period hotels, still reflecting their original design, many re-styled and all updated. While all of the hotel interiors have been serially modified and updated, typically evolving over time as tastes and commercial imperatives changed, all of the exteriors remain legible and relatively intact to their original appearances.

A range of different thematic perspectives can be applied to the hotels in the group, as a way of considering their individual and collective significance. For example:

- Grand Victorian Italianate Hotels : The Grand National, The Paddington Inn, The Royal Hotel
- Suburban Corner Hotels (domestic scale) : The London Tavern , The Village Inn
- Corner Landmarks : The Imperial Hotel, The Lord Dudley Hotel (and virtually all the group)
- Stylistic Exemplars : The Unicorn Hotel, The Imperial Hotel
- Archaeological sites : The Paddington Arms

In summary, the eleven historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, are vibrant elements of its urban fabric and local streetscapes. They are arguably rare as well as representative, locally important, aesthetic/physical and social landmark corner hotel buildings still in commercial operation. They are key elements of the character of the Paddington Heritage

Conservation Area, collectively contributing to both its individuality and distinction as an important urban environment in Australia.

4.2 State Context

Following the investigations undertaken for this report, it is considered that the group of Hotels in the study should also be proposed for heritage listing in Council's LEP as a group. Individually, the buildings are variously but clearly reflective of the development story which is Paddington and Woollahra. Collectively, they are appreciable as a cohesive, structuring component of Paddington's urban fabric.

The wider importance of the group – its potential State significance – is considered, at this point in time, to be difficult to discern, because of a lack of definitive comparative information. As an important part of one of Sydney's (and NSW's) earlier urban areas, the Paddington Hotels group should be considered against similar groups in NSW. The most likely source of comparative examples in NSW would be Sydney's inner Western suburbs, where localities such as The Rocks/Millers Point, or Balmain/Birchgrove, could prove useful for comparison.

4.3 Broader Context

In the UK, around one in three pubs have closed since the 1970s according to the Campaign for Real Ale (CAMRA). High prices, falling footfall, soaring property prices, smoking bans, the 2008 recession and rising business rates and taxes, are cited as prime factors in the UK pubs decline, which in 2017 was reportedly occurring at 21 closures a week. CAMRA has sponsored the development of *Saving Your Pub, a Comprehensive Toolkit for Campaigners* which details ways and means of conserving local hotels. In the UK listing of an hotel as an Asset of Community Value (ACV) provides a window of opportunity for communities to examine options other than closures, and is possible via legislation which temporarily halts sales, to allow community groups time to orchestrate an alternative purchase (UK Localism Act, 2011). In the UK, recent changes to planning laws also mean that the change of use of a pub requires permission.

In Victoria, recent cases of hotel closures, sale and demolition or adaptive reuse in hot property markets have demonstrated the difficulties of using heritage legislation to protect historic uses and social values, with interim heritage overlay applications and court cases likely to follow.

5.0 Policies and Incentives

The focus of statutory protection on heritage building fabric is historically stronger in NSW, and specific policies for the adaptation of listed historic hotels, to enable their historic functionality to be interpreted may well be the best route forward.

Complementary to statutory controls is the development of conservation incentives by Council, to identify potential benefits for retaining functionality. Listing on an LEP for example may provide access to local heritage grants programs, or offers of differential rate relief etc. We understand that Council officers are undertaking strategic desktop research to develop a report for Council on these matters.

6.0 Recommendations

It is recommended that each of the hotels in the group, specifically with their interiors, be listed as heritage items in the Woollahra LEP. This conclusion, and consideration of the group listing of the hotels, are expressed in the recommendations set out in each draft inventory form :

It is recommended that :

Appropriate Conservation Management Documents be prepared to guide all future change and development of the .....Hotel ;

The listing of the .....Hotel should be updated and include its interiors , subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents (CMDs) to be prepared ;

Further investigation be undertaken to determine if the group of remaining hotels in Paddington, including the.....Hotel , should be listed as a group item on the Woollahra LEP or on the State Heritage Register; and

The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes.

Council officers should be available to liaise with owners prior to developing plans for change or development.

Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for possible reversal or removal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric.

For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment (such as communications equipment, power generation, air-conditioning, heating and other services) should also be carefully considered, for possible alternative arrangements to be made where no detracting visual impact can occur.

The Hotels, and in particular their interiors, have been subject to recent modernisation and modification works. Some of these works are objectively of admirable quality and do not invalidate the claims of the hotels to being regarded as places of heritage importance – rather, their history of change means that careful investigation must take place to guide future change, so that avoidable loss or obscuration of historic fabric and character does not take place.

The significant heritage attributes and elements of each Hotel, modified and adapted over time and confirmed by a Conservation management Document (CMD), should be appropriately conserved, adapted and retained. Proposals for new work should reflect the CMD policies and demonstrate that they are contributing to the conservation of its significance and commercial viability. Existing alterations and additions, which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. 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.

Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**The Bellevue Hotel**		
Other Name/s Former Name/s	Elphin Hotel		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	157 - 159		
Street name	Hargrave Street (corner Taylor Street)		
Suburb/town	Paddington	Postcode	2021
Local Government Area	Woollahra Council		
Property description	Lot 11 DP 1124608		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	The *Bellevue Hotel* is of cultural heritage significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1878. It is a surviving example of the type of local landmark, corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development. It is of social significance as a reference point for community identity, having served the community of the suburb through demographic changes leading to its re-emergence as a popular, desirable and fashionable area. The Hotel's long association with Tooth and Co - until its relatively recent sale - is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes. The *Bellevue Hotel* is of aesthetic significance as an example of an evolved Late Victorian period hotel with its principal exteriors still reflecting their original design, in a distinctive Classic Revival style. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, is legible in its main façade together with the works made to integrate the two buildings, The Hotel's interiors have been serially and comprehensively modified and updated, evolving over time as tastes and commercial imperatives changed, As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the *Bellevue Hotel* is now uncommon, though still a vibrant element of the area's urban fabric and local streetscapes. It is arguably *representative* as well as *rare*, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage		

	Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia.[1] As an element of the Paddington Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.	
Level of Significance	State ☐	Local √

DESCRIPTION	
Designer	Unknown
Builder/ maker	James Quigley
Physical Description	The *Bellevue Hotel* is a two storey Victorian hotel, designed in the Victorian Free Classical, Italianate style. It is located on the high side of Hargrave Street, on the corner of Taylor Street. While the hotel principally orientates to Hargrave Street (as Taylor Street is narrow and more lane-like) the return façade of the main form of the hotel continues the architectural richness of the principal façade around into Taylor Street, giving the building a more imposing, impressive stature amongst its neighbouring corner shops and terrace houses. Of rendered brick construction, the hotel's main facades are highly and densely articulated with close-spaced pilasters which support a deep entablature with surmounting round pediments, replete with shell-like acanthus panels, and arranged over paired, round-headed casement sash windows with transoms on the front facade. On both facades these windows are emphasized by composite, classically inspired capitals and mouldings, but on Taylor Street some simplification adroitly enters with the sash windows becoming blind windows and double hung sashes. Both principal facades rise to moulded cornices and parapets where the pilasters terminate in fine urns above the parapet coping, the roof completely hidden, and the culminating embellishments being two heavy, rounded pediments, supported by sloping wing panels, centering each façade. Stepping down in complexity of detail and finish, the rear service wing extends through to Windsor Lane. The first floor windows are simpler with unembellished double-hung sash windows having drip moulds set in plain rendered wall surfaces. Later extensions have modified and obscured the built forms at the rear. In the Hargrave Street elevation wall bays and parapet details can be read the later extension of the hotel to include what was formerly a neighbouring terrace shop/house. At the ground floor, new openings and a recent historically inspired re-tiling of the walls coalesce and integrate the formerly distinct buildings. Internally, the hotel has been substantially renovated over several phases of work such that little of the original interiors or interior structure remains. The ground floor public bars and associated kitchen and dining areas retain some walls, piers and the former residential side entrance from Taylor Street. A new stair accesses the first floor. Spatially the first floor appears to retain only some of the two front rooms of the former hotel width and the former terrace house – and these feature plasterwork and joinery which may be in part early or original. Some rear wall elements to the outdoor-indoor dining area may also reflect the original planning. Like other 'gastro-pubs' in Paddington, the recent re-fitting work is of high quality and directed at imparting a comfortable, contemporary domestic feel to the interiors

[1] Woollahra DCP 2015, Part C, clause 1.2.3, Character Elements, p.9

	over all areas.
Physical condition and/or Archaeological potential	The condition of the building appears good. Its fabric has been generally consistently maintained over recent years with continuing investment in new building work to support its continuing use.
Construction years	**Start year** 1880 | **Finish year** | **Circa**
Modifications and dates	The 1886 Sydney Water Surveyors Notebook[2] indicates the footprint of the building with side and rear yards and an adjacent terrace house (No.157) which was occupied by a shop (Fig. 1, page 12). The plan suggests no setback of this shop-house, which is shown partially in an image of the hotel (Fig.3, page 14). The terrace appears to have been in the typical Victorian "Filigree style", with a first floor verandah similar to its neighbours, but with a ground floor featuring a typically c.1900 shopfront of timber joinery in a masonry wall on the boundary (Fig.4, page 15). which was later modified to a plain (cost effective) treatment after its incorporation with the hotel (Fig. 5, page 16) in 1955. No original plans of the hotel have been discovered but its ground and first floor plan layouts are shown in the 1934 drawing for the projected alteration of the public bar (Fig.2 page 13) , and as improvements to the hotel, still then known as the Elphin, had been hotly contested by Tooths, the planning is likely close to the building's original condition. Notably the building features a central stair from the side "private" entry hall, rising to a first floor of six bedrooms with a sitting room and a bathroom. It also appears to have retained a post-supported street awning. In these works designed by the Tooths company architect, two existing "parlors" were to make way for the enlargement of the public bar and a new "Women's Parlor". A new suspended awning would be built. At the rear a garage whose door faced Windsor Lane was also added. With the 1955 acquisition by Tooths of the neighbouring terrace No. 157, the Hotel could be expanded to create a larger public bar and dining areas, by demolition of the wall between the hotel and the terrace house. Drawings show this work was designed by R.G. Simpson, and included the provision of adequate toilet facilities as required by the Licensing Court. This may also be when the street front and party wall of the former terrace No.157 were altered. The image c.1960 (page 16) shows the front wall of the former shop and its verandah were replaced by a new wall, with a new public bar door and window, plain first floor with simple window above, and a new terracotta tile roof extending across the former verandah. In 1961, a new games room, dining room, kitchen and bath facilities were built and external stairs added. In 1967, the rear of the former terrace was extended on the first floor to provide toilets and a new Public Bar counter. The suspended awning to the front façade was extended across the two properties. The original entry door and sidelights were removed possibly in the 1967 works, and the single entry door was changed into a window. A later drawing of plans dating from 1969 (Fig. 7, page 18) shows the adapted ground and part first floors of the hotel and the former terrace. With multiple penetrations in the party wall to allow access, the former terrace house upper floor could provide spaces for a new kitchen, laundry and toilets, while the ground floor became the very large new "club bar" common with the already enlarged public bar. By 1970 the façade of the former No.157 had again been modified to achieve a

[2] Sydney Water Surveyors' Notebook entry FB852 Fol40

	more unified main façade to Hargrave Street (Fig. 6, page 17). The rendered parapet and cornice of the Hotel were extended across No. 157 in a simplified version of the original hotel façade. The party wall between the terrace house and its neighbouring terrace to the north was also raised to the height of the Bellevue Hotel parapet, thereby concealing that the roof had earlier continued the roofs over the terrace row. Modifications and upgrades of the Hotel have since been continuous. In 1981 (BA 1230/81) some internal walls were removed to the rear areas of the ground floor. In 1982 (BA 876/82) the external windows and doors to Taylor Street and Hargrave Street were reconfigured. The external tiles were removed from the ground floor elevations. The public bar counter was rebuilt. In 1985 (BA 842/85) significant internal walls were removed to create even larger, more open restaurant and bar areas on the ground floor and office space to the first floor. Doors and windows to the rear of the Taylor Street side elevation were again reconfigured. A retractable sunscreen was added over the rear courtyard. This was rebuilt as a fixed roof in steel and glass in 1986, (BA 629/86), along with a new kitchen and server with mechanical ventilation and equipment to the rear wing adjacent the courtyard. In plans approved in 2006 (DA 698/06), the ground floor was built out to the rear boundary by expanding the dining areas to the rear. The first floor was opened up into a function rooms with kitchen and expanded outdoor terrace, with a sense of former rooms retained through nib walls, columns and bulkheads. The former central rear courtyard area was roofed over in corrugated iron and glass, and the tiled roof to the terrace house replaced with corrugated iron. A new office space was to be created in an attic space accessed by a new stair ascending across the building's levels. The date of the most recent interior fit out does not appear to be supported by formal Council records. In 2016 the exterior of the hotel was restyled through a program of comprehensive maintenance, repainting, and the re-tiling of the ground floor walls in a traditionally detailed tiling pattern with contrasting colours. This was undertaken to designs by Acme Architects and Interior Designers, who may also have been responsible for interior works at the time, not requiring formal consent (Figs. 10, pp.12-15). Figs. 8 and 9 (pages 19 and 20) show the previous presentation and fit out of the public bar in 2009.
Further comments	Hotels in 19th century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events. The hotel became a focal point for community, particularly in Sydney's earliest suburbs and towns. They were used for everything from meeting halls for local societies, to inquests and political rallies. This was particularly the case for working class and industrial inner-city suburbs through the 19th century, such as Paddington, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development.

	While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or cornerstone building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them. By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[3] Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether any new publicans license's should be granted in the coming three years, and if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[4] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[5] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well. Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th century hotel into larger Public Bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the Public Bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, Public Bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[6] External change to the appearance of hotels was also common during the first decades of the 20th century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall

[3] Kelly, M.,*Paddock Full of Houses : Paddington 1840-1890*, Doak Press, Sydney 1978, pp.180-181
[4] Kelly, *op cit* p.181
[5] from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill
[6] Freeland J.M. *The Australian Pub,* MUP, 1966, *p176*

	was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities. During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[7] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[8] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents. Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment. Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For those pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	Paddington is part of the land of the Cadigal people. In 1823, ex-convict James Underwood and two other emancipists, Robert Cooper and Francis Ewan Forbes, combined to establish Sydney's first legal distillery on 100 acres of land granted to them between Old South Head Road (Oxford Street) and Rushcutters Bay. By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the

[7] Wikipedia http://en.wikipedia.org/wiki/Australian_pubs
[8] Freeland J.M., *op cit p192*

partnership was dissolved. 97 acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.[9] This grant comprised a quarter of present day Paddington and was chosen for its supply of fine water from the Glenmore Brook near Jersey Road. The area became known as the Underwood Estate, or Underwood's Paddock. It encompassed the land between Oxford, Ormond, Cascade Streets, Glenmore Brook and Jersey Road.

Underwood's Paddock was first subdivided in 1839 and was called the Paddington Estate. He called the area after the London Borough where he had property and by the mid-1830s, the name 'Paddington' was in common use. The subdivision ran from Juniper Hall along Oxford Street to Jersey Road and down to Paddington Street. Four streets, Underwood, Paddington, Elizabeth and William, were formed for the subdivision and 80 allotments were offered for sale. The main sales however occurred in the 1870s, when the rest of the estate, totalling over 800 lots was sold.

The growth of Paddington had been slow during the early years of the nineteenth century. Large estates, the relative isolation of the area and an economic slowdown in the early 1840s hampered development. The construction of Victoria Barracks in 1848 was the impetus for the main development of the village, firstly along Oxford Street opposite the new barracks. Victoria Barracks provided the main source of custom for the early hotels, which were mostly within a short distance of the Barracks along Oxford Street, including the Sussex Arms, the Britannia, the Rose and Crown, the Londonderry, the Rifle Butts and Colonel Bloomfield's Arms, the Crab Guns, the Greenwood Tree and the Paddington Inn.

The subdivision of the large estates, such as the Underwood Estate, particularly between 1870 and 1890 fuelled a building boom, including houses and hotels across what was to become the suburb of Paddington. The predominant form was the terrace house, built largely by small scale builder developers, in rows of four to six houses. Terraces made maximum use of the narrow suburban blocks, and the sloping topography of the area while still offering enough room for families and small backyards. Paddington was a renter's suburb, with the majority of houses leased to workers who commuted into the city, to the docks or the industries around Sydney's southern fringe.[10] This working class community, with few public halls or restaurants, relied on local hotels for their meeting areas and dining rooms.

The Bellevue Hotel

In August 1877, James Quigley invited tenders for the erection and completion of a hotel on his land in Paddington. Quigley had purchased two lots from the Underwood Estate sales in 1875 in the newly formed Hargrave Street.[11] The hotel, which was completed by mid-1878, was named the Elphin, likely after a small town of the same name in his native Ireland. Like other publicans in the Paddington area at the time, Quigley was also involved in small scale development, calling for labourers to erect brickwork for three terraces in 1881, having already rented a terrace in Wilson Street in 1879.[12]

In early 1883, Quigley left the hotel to take up an omnibus run and transferred the lease to Robert White, while retaining the ownership of the hotel itself. However in March, Quigley was thrown from his omnibus when the horse fell, and he died from his injuries. The hotel was transferred to his wife, Bridget. As with other small hotels in the Paddington area, the Elphin relied on local trade, but struggled with Sunday closing and other restrictions. In 1885 when the then license holder, Edward Allen, applied to renew his lease, it was opposed on suspicion of him carrying out Sunday sales of alcohol and keeping a watch for police. A lack of evidence on behalf of the police saw the licence granted to Allen with a warning.

[9] Parkinson 'The Underwoods: Lock, Stock & Barrel'
[10] Kelly,op cit, pp.83-84; pp95-100.
[11] *Sydney Morning Herald*, 6 August 1877, p.1.
[12] *Sydney Morning Herald*, 28 May 1881, p.2

A Surveyor General Plan of Paddington in 1886 (Metropolitan Detail Series, Paddington, Sheet No.16) shows the Elphin Hotel on the corner of Hargrave Street and Taylor Street, with a terrace adjacent to it. The hotel appears to have three awnings over entrances, with a wing at the rear.In 1893, Bridget Quigley, who had owned the building since her husband's death and also held the licence since 1887, also died and the hotel passed into the hands of her estate. In 1895 the estate transferred the licence to John Quigley, the son of James and Bridget, but the hotel itself was sold the following year to the brewing company Tooth & Co. Tooth & Co had recently begun acquiring city hotels through which they could sell their beer and other products. Their first three hotels were purchased in 1888 at Waverley, on Cleveland Street and in Newtown, with three more between 1893 and 1895. The Elphin was the seventh hotel freehold purchased by Tooth & Co, and the first in Paddington.[13]

John Quigley ran the hotel till his death in 1911, when the licence passed to his widow Phoebe Quigley, who in turn operated it until she finally retired in 1931, bring to a close 57 years of operations by the Quigley family at the Elphin.[14] During Phoebe's running of the hotel, she approached Tooth & Co at least twice to request the bar be extended to allow her to cope with the trade. In 1926 she stated that the smallness of the bar area meant that customers were going elsewhere on weekends and after sporting matches as they could not fit in the hotel. In 1929, she again requested the bar to be enlarged by the demolition of 3 internal walls, with a new door from the street into the second parlour and a door from the bar to the parlour. However Tooth & Co refused due to the small trade done through the hotel. They had considered closing the hotel in 1928 and moving the license to a new location with a new hotel building in Paddington, but the site available on Edgecliff Road was too close to a competing hotel and the idea was dropped.[15]

With the onset of the Great Depression in 1929, the trade at the Elphin was too small for Phoebe to continue, and with regret she gave up the management in 1931, despite the rent being reduced twice in 1930. Phoebe wrote to Tooth's saying that a job as a manageress at any hotel would be appreciated as she had fallen on hard times.[16] Quigley transferred the licence to Morris Wolff Miller, with the hotel being described as in a rundown condition. Wolff himself only lasted until May 1932, when the hotel license was transferred again to Henry Thomas Firken.

Like Quigley, Firken approached Tooth's to extend the bar by demolishing a number of internal walls. He noted that he had improved the trade since taking over, turning some "after hours pests" into regular patrons. When Tooth's rejected the idea again due to cost and the size of the trade, Firken suggested he do it himself. In 1934 he tried once more, with plans being drawn up and the company being warned by its hotel inspector that if they did not precede it was likely Firken would leave and they would have trouble getting another licensee. The plans (Fig.2, page 13), by the architect's office for Tooth & Co, show a long narrow hotel building with the main bar in a room fronting Hargrave Street. A public entrance from Taylor Street allows access to an internal hallway, with two parlours, a dining room and kitchen, with toilets at the rear and a yard. A private entrance from Taylor Street gave access to a staircase to six bedrooms on the first floor and a shared bathroom.

The proposed internal changes were all on the ground floor, with the bar to be extended through the entrance hall from Taylor Street and the first parlour, with the second parlour being converted to a women's parlour which could be accessed via the bar and the private entrance from Taylor Street. The proposal also included the removal of a post awning and its replacement with a suspended awning. The work was approved and completed by July 1934. With the hotel updated, Firken then asked to change the name to the Bellevue Hotel, as it was on the Bellevue tram line and he thought the new name would help business. The name change was approved and the new name was in place by 30 July 1934.

Firken left the hotel in May 1936. In October, the then publican Richard Payten was caught by a hotel inspector from Tooth's selling and promoting the beers and products of their main rival, Tooheys, and although he was reminded of his obligations to the company, he left the

[13] Tooth & Co Limited Hotels Acquired 1888-1951, Tooth & Co Collection, Noel Butlin Archive, ANU
[14] *The Labor Daily*, 25 June 1931, p4.
[15] Bellevue Hotel, Manager's Office Files 1922-1932 N60/967, Noel Butlin Archive, ANU
[16] Bellevue Hotel, Manager's Office Files 1922-1932 N60/967, Noel Butlin Archive, ANU

	hotel in March 1937, transferring the licence to Kevin Kelly. Kelly asked Tooths to approve new renovations, including moving the kitchen and dining rooms from the ground to the first floor and converting the two rooms to a ladies parlour and storeroom, however as before, the company refused. In July 1951 Tooth & Co began negotiations to purchase the adjoining shop terrace next to the hotel to extend the bar. Although major work would be required to raise the shop floor and ceilings to the same level as the hotel, the shop was purchased in December. The shop included five rooms, and galvanised iron garage at the rear. Plans for the proposed extension of the bar area into the shop were drawn up in 1955, with the removal of part of the wall between the shop and the hotel and the construction of a U shaped bar across the two properties. A new door and window in the shop façade allowed access to the new space from Hargrave Street. On the first floor, the shop's balcony was removed and the door converted to a window; a new women's toilet was also added to the rear yard of the former shop. Work building a new men's toilet had already taken place in 1954, requiring the relocation of the women's parlour, dining room and kitchen, while the slate roof was replaced with terracotta tiles in 1956. Further work had to wait until Tooth & Co had vacant possession of the property which came in 1961.[17] New plans were soon drawn for further modifications to the two properties, but work did not occur until 1969, with the former women's parlour on the ground floor and adjacent dining room being combined into one large lounge, with new men's and women's toilets on the ground floor and the bar in the former shop being extended to form a club bar. A bottle sales department was created between the club bar and public bar fronting Hargrave Street. The kitchen and dining room were relocated upstairs as first proposed in 1954. At the same time the façade of the old shop was reworked to match the height of the hotel façade, with new windows also fitted. Other than ongoing maintenance, including the replacement of timber floors with concrete in 1972 and a new roof following a fire in an upstairs bedroom in 1975, Tooth & Co did no more major work on the hotel before selling it in 1981, by which time the hotel hosted regular jazz and live music nights.[18] Succeeding new owners have upgraded the building more extensively and at more frequent intervals, reflecting the increased competition for market share amongst the pubs, pop-up bars and cafes. The most recent program of external/internal works was undertaken in 2016.

THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The *Bellevue Hotel* formerly the *Elphin Hotel*, is of historic significance as one of the early hotels of Paddington, whose site has continuously been used as a hotel since its construction in 1878, thus 140 years. It is one of the small number of late Victorian era hotels to remain in Paddington, and to remain in the community context in which it emerged and has survived. The *Bellevue* is a surviving example of the type of commercial development that was incorporated into the building of terrace rows during Paddington's suburban development in the 1870s.

[17] Bellevue Hotel, Manager's Office Files 191933-1954 N60/968, Noel Butlin Archive, ANU
[18] *Tharunka*, April 1980, p.22. Bellevue Hotel, Yellow Card, Noel Butlin Archive.

Historical association significance SHR Criteria (b)	The *Bellevue Hotel* is historically associated with individuals – effectively a train of individuals – in the recorded succession of owners and managers of the Hotel, who are representative of the small builders and business people who consolidated the society and built environment of Paddington (and Sydney) in the late 19th and early 20th Centuries. None may be particularly prominent, but they contributed importantly to the local commercial and cultural life of their time. The *Bellevue* Hotel was associated with the Quigley family of publicans who ran the hotel over a period of 57 years in the late nineteenth and early twentieth century, representing a family run hotel business now largely lost from Sydney hotels. Between 1934 and 1978 the hotel was owned and operated by the Sydney brewing company, Tooth & Co, who had first leased the building in 1904. Tooth & Co were owners of 22 hotels in Paddington during this same period and hundreds more across Sydney and NSW, making them one of the largest hotelier companies in NSW history.
Aesthetic significance SHR criteria (c)	The *Bellevue Hotel* has aesthetic significance as an example of the Victorian period, "Free Classical Revival", Italianate style of architecture which is a signature of its development period within Paddington and the emerging, larger city of Sydney at that time. Conceived and built to be a modestly scaled landmark hotel building in its locality, it is an example of a relatively small hotel (or commercial) building invested with street presence and character through its almost ebullient architectural dress. Not much larger than the corner shops amongst its neighbours, it is in scalar balance with its neighbourhood, enhancing the complex array of streetscapes in which it features.
Social significance SHR criteria (d)	Hotels are an important part of the social fabric of Sydney's older suburbs as they are a popular meeting place, and celebrated destinations for locals, tourists and visitors. The *Bellevue Hotel* has a demonstrated social significance arising from the long tradition of hotel trade on this site and its importance in the current day local community, in particular the International Rugby football community, for whom it is a focal point on major occasions within the calendar of events for that sport. Paddington has a history of community activism and this has inevitably been facilitated by the local traditions of meeting and socialising in the network of local corner hotels in the suburb, of which the *Bellevue* is one.
Technical/Research significance SHR criteria (e)	Together with its documentary records, the *Bellevue Hotel* is an important repository of evidence about its development and of he development of the buildings of its role and type within the suburb of Paddington, and Sydney as a larger entity. The building explains by illustration the formative forces behind the endurance of Paddington and its pubs. The *Bellevue* also demonstrates architectural response to the changing licensing laws and commercial needs and requirements of Sydney hotels in the twentieth century.
Rarity SHR criteria (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the *Bellevue Hotel* is now uncommon, rare and endangered. Market challenges and an increasingly valuable site, attractive for conversion to housing use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner city suburbs.
Representative-ness SHR criteria (g)	The *Bellevue Hotel* is representative of its type as a late 19th Century, small corner hotel building. Small corner hotel buildings from the formative period of the suburb are a key character element of the Paddington Heritage Conservation Area.[19]
Integrity	The exterior upper level façade of the Bellevue is substantially intact. The ground floor openings, joinery and external tiles c1920 have been serially and variously altered, most recently with reference to the building's period character and charm. The hotel has been significantly altered internally on the ground floor through being integrated with the adjoining terrace house, and through successive alteration phases reflecting the changing demands of the hotel industry, and changes in the community it serves. Some important original structural elements remain.

[19] Woollahra DCP 2015, Part C, Clause 1.2.3, Character Elements, P.9

HERITAGE LISTINGS	
Heritage listing/s	The *Bellevue Hotel* is within the Paddington Heritage Conservation Area recognised within Woollahra Council's LEP and DCP.
	The *Bellevue Hotel* is within the National Trust Paddington Urban Conservation Area

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

Type	Author/Client	Title	Year	Repository
Written Graphic /Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
Published book	J.M. Freeland	'The Australian Pub' Melbourne University Press	1966	author's copy
Published book	Max Kelly	*Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978.		
Archive	Multiple	Building Applications	many	City of Sydney Archives
Archive		Noel Butlin Archive of Business and Labour	many	ANU
Unpublished history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre
report	City Plan Heritage	Bellevue Hotel Heritage Impact Statement	2006	Woollahra Local History Centre

RECOMMENDATIONS	
Recommendations	It is recommended that • Appropriate Conservation Management Documents be prepared to guide all future change and development of the *Bellevue Hotel* ; • The *Bellevue Hotel* and its interiors should be listed as a heritage item in the Woollahra LEP (2014); the listing of the interiors would be subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington, including the *Bellevue Hotel*, should be listed as a group item on the Woollahra LEP and on the State Heritage Register ; • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes ; and • Council officers be available to liaise with owners prior to developing plans for change or development. The significant heritage attributes and elements of the *Bellevue Hotel*, modified and adapted as outlined above and confirmed by a CMP, should be appropriately conserved, adapted and retained. Proposals for new work should reflect the CMP policies and demonstrate that they are contributing to the conservation of its significance and commercial viability. Existing alterations and additions, which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. 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. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of

	which it is an important contributory element. Externally mounted plant and equipment should also be carefully considered to avoid detrimental impacts.

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	2		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Riley for Woollahra Council)	**Date** August 2018	

IMAGES - 1 per page

Image caption	Location of the Bellevue Hotel				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

The red tile roof of the former terrace/shop is clearly apparent

IMAGES - 1 per page

Image caption	Fig.1 Sydney Metropolitan Detail Series Map Sheet 16 1886, showing the *Elphin* Hotel on the (left) corner of Hargrave and Taylor Streets. (Source: SLNSW)				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW

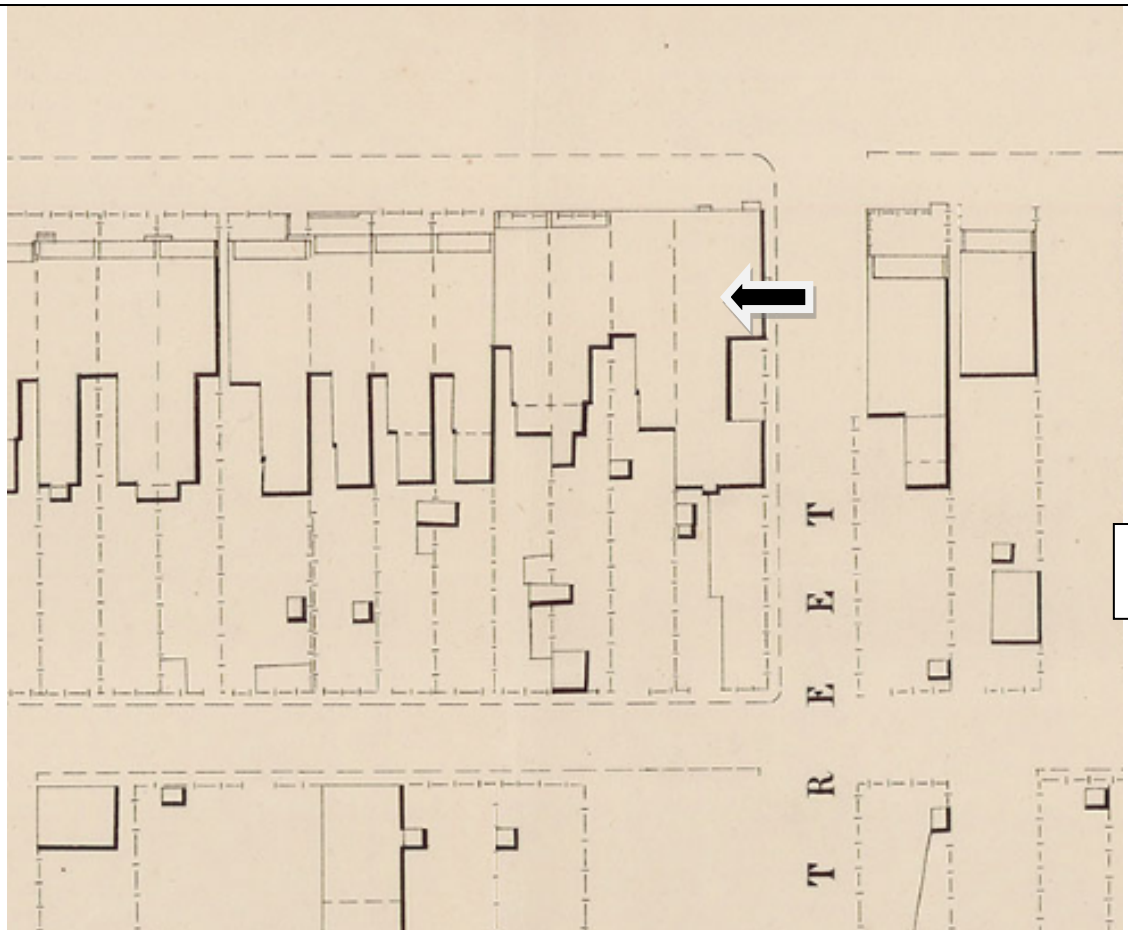

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Image caption	Figure 2: 1934 Alterations and Additions to the Elphin Hotel, showing proposed changes to the main bar, and erection of a suspended awning (Source: State Archive of NSW)				
Image year	1934	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

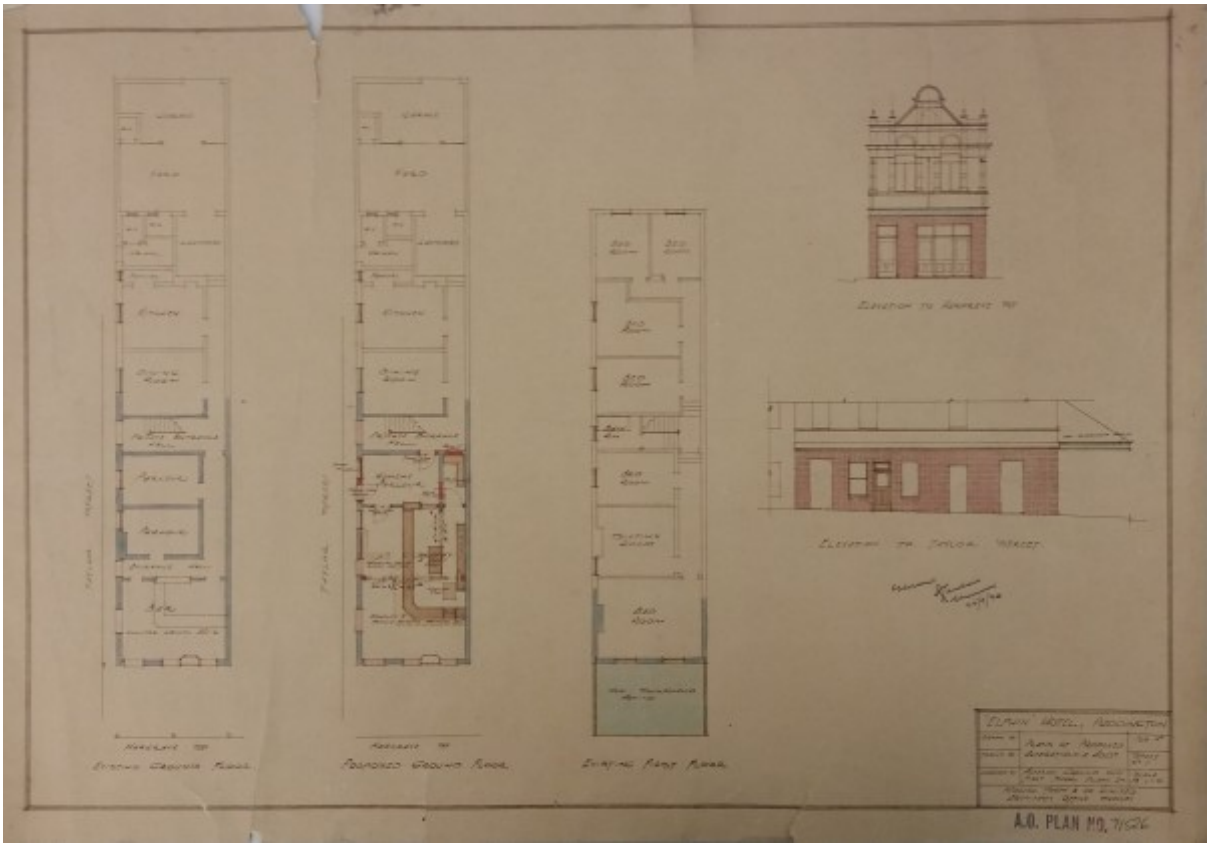

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Image caption	Fig. 3. The Bellevue Hotel c.1936				
Image year	1936	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

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Image caption	Fig.4 The Bellevue Hotel c.1949 ; the shop terrace retains its verandah and shopfront				
Image year	1949	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

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Image caption	Fig. 5 The Bellevue Hotel, showing the neighbouring terrace house after the Public Bar had been extended and before the façade of the terrace had been altered to blend in with the hotel. The masonry wall at the street boundary was probably constructed in 1955.				
Image year	1960	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

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Image caption	Fig. 6 The Bellevue Hotel c.1970				
Image year	1970	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

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Image caption	Figure 7: 1969 architect's plan showing the extension of the hotel into the shop next door (Source: Noel Butlin archives)				
Image year	1969	**Image by**		**Image copyright holder**	ANU

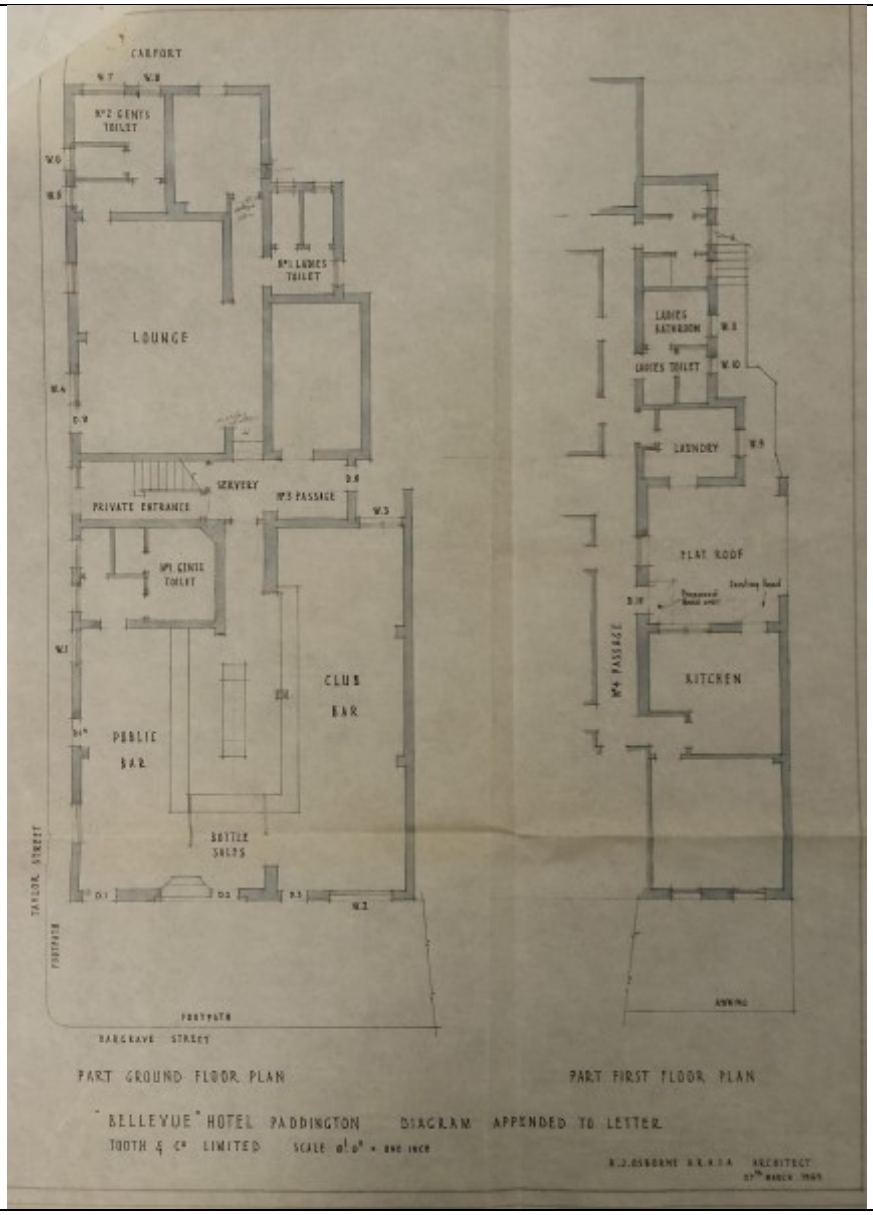

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Image caption	Fig. 8 : The Bellevue Hotel 2009, prior to the most recent round of upgrades				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

Image caption	Fig. 9: The Bellevue Hotel : Interior public bar, 2009				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

Image caption	Fig. 10 : The Bellevue Hotel : View from Hargrave Street, August 2018. Note translucent awning ; tiled dado to walls ; urns replaced on parapet				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty.Ltd.

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Image caption	Fig. 11: The Bellevue Hotel : streetscape context in Hargrave Street (August 2018)				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 12: The Bellevue Hotel : Interior of the public bar, ground floor (August 2018)				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 13 : The Bellevue Hotel : view across public bar to new main stair (August 2018)				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

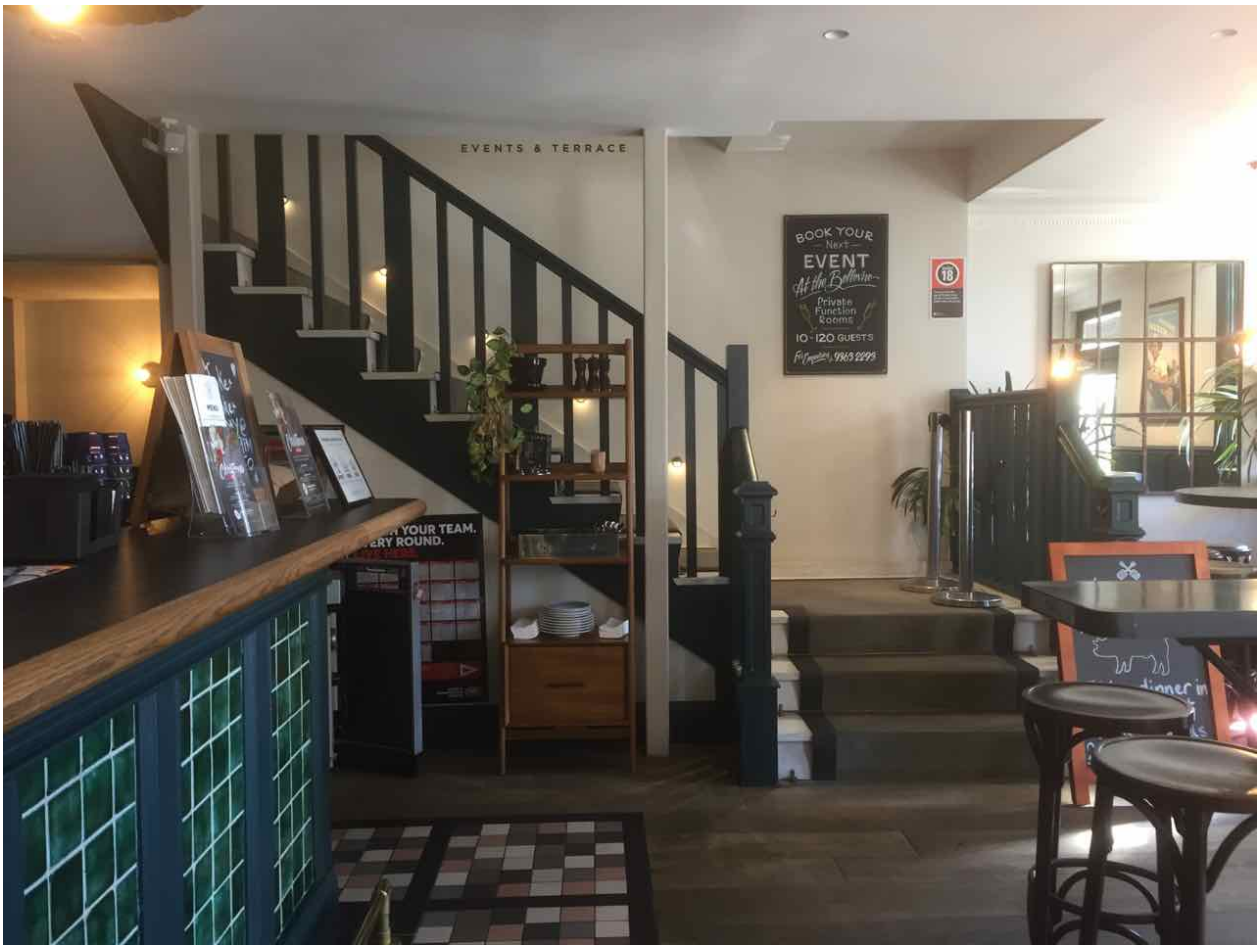

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Image caption	Fig. 14: The Bellevue Hotel : Interior of first floor front room of hotel, former best bedroom (August 2018)				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

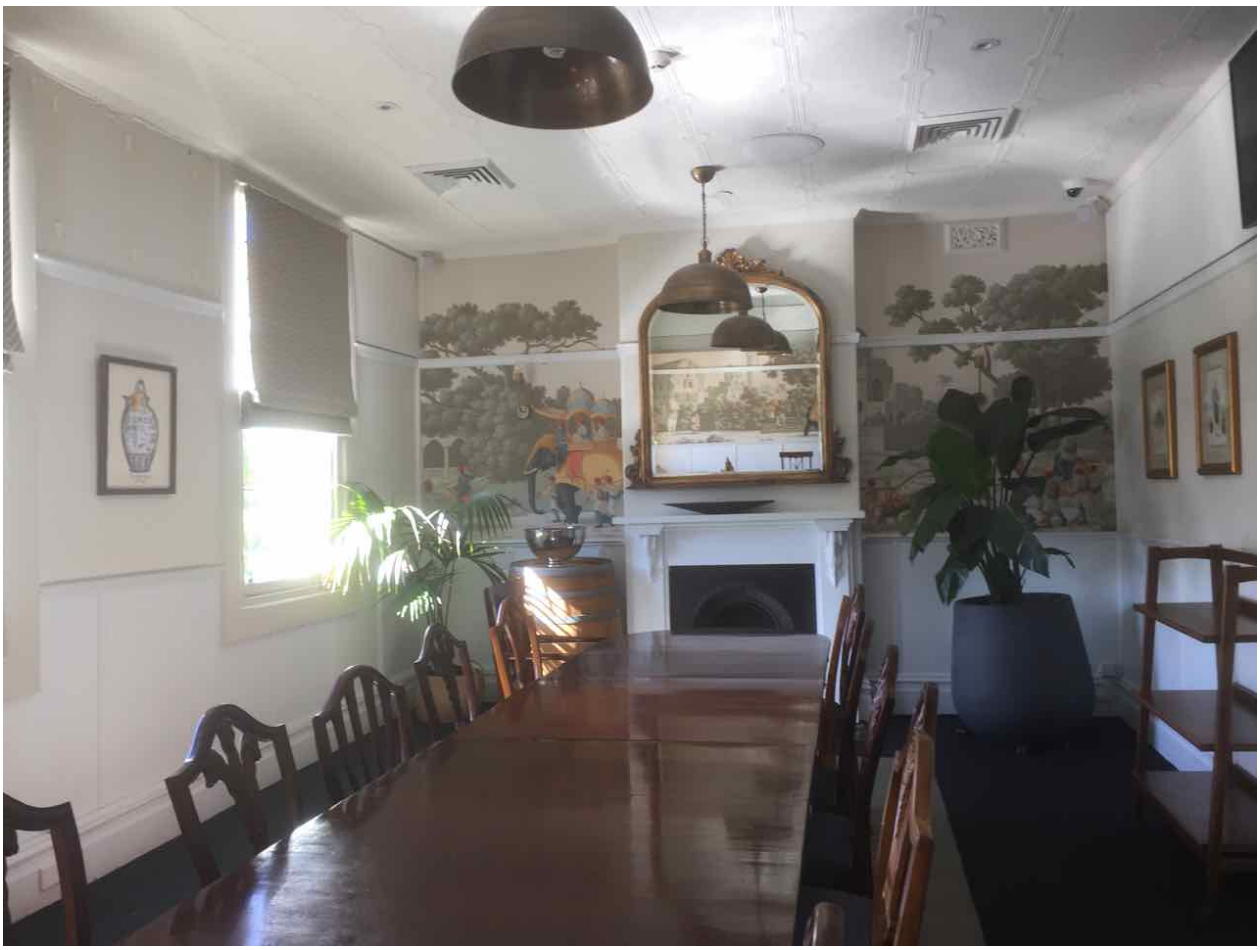

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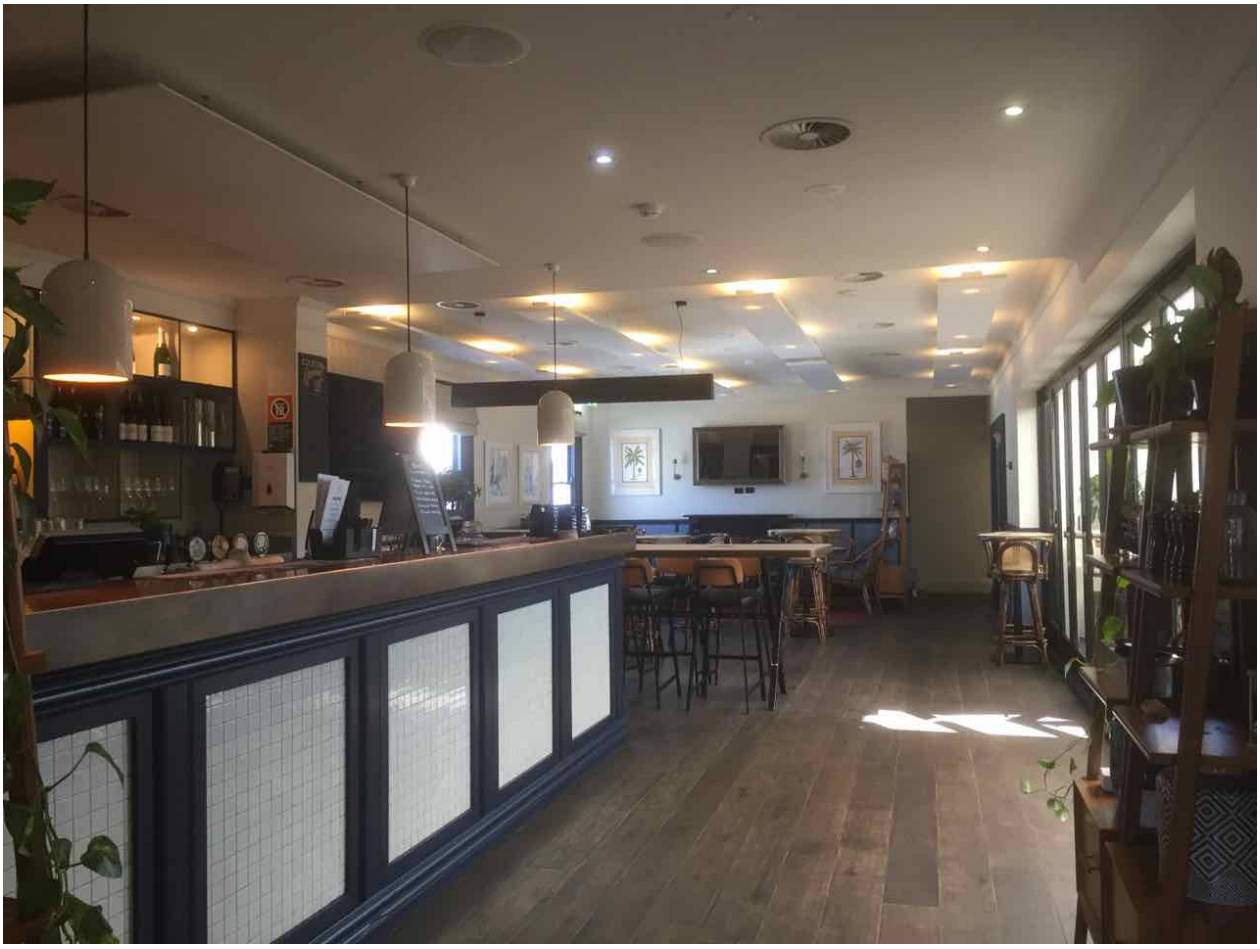
Image caption	Fig. 15: The Bellevue Hotel : Interior of first floor bar and bistro, looking to rear (formerly bedrooms) with glass roofed area to right through door assembly (August 2018)				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd



Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**Grand National Hotel**		
Other Name/s Former Name/s	No other name has been used		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	33		
Street name	Elizabeth Street cnr. Underwood Street (No. 161)		
Suburb/town	Paddington	**Postcode**	2021
Local Government Area	Woollahra Municipality		
Property description	Pt1 DP 902766		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	The *Grand National Hotel* is of historic significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1890. It is a surviving example of the type of larger, landmark corner commercial development, prominent in the emerging suburb, having been incorporated into the building of terrace row housing during Paddington's boom era of suburban development. Its long association with Tooth and Co is well documented archivally in local, state and national repositories. It is of social significance as an enduring reference point for community identity, together with the similar older and long-trading hotels of Paddington. The *Grand National Hotel* is of aesthetic significance as an example of an evolved and impressively scaled Late Victorian era hotel. Still reflecting its original design externally, it illustrates blending of Classic Revival and Italianate styles in an ambitious building which commands the distinctively 19th century urban streetscapes in which it features. It is a Paddington landmark. The exterior remains legible and relatively intact, reflecting its recorded history of minor changes. While the ground floor interiors have been modified and updated, typically evolving over time as pubs must, to meet the tastes and interests of their clientele, the hotel retains significant interiors in the substantially intact bedrooms of its upper floor residential areas. As one of the small and decreasing number ohistorically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the *Grand National Hotel* remains an important structuring element of the suburb's urban fabric and local streetscapes, well known as a lively "gastro-pub". The *Grand National Hotel* is now a building of uncommon scale and purpose amongst Paddington's older hotels. It is arguably *rare* as well as *representative*, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings. It retains the potential for guest accommodation to remain part of its operations. The hotels are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important		

	urban environment in Australia.[1] As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.	
Level of Significance	State ☐	Local √

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	Built c.1890, the *Grand National Hotel* is a Late Victorian period, three storey corner hotel, built of rendered masonry in the Classic Revival style of the later Victorian years, described as "Free Classical" or "Free Italianate" style in the Apperly/Irving/Reynolds stylistic nomenclature of Australian architecture[2]. Located at the intersection of Elizabeth and Underwood Streets, the building presents to the corner with its longer west-facing elevation stretching along Underwood Street, and shorter elevation facing into Elizabeth Street, reflecting the long narrow site. On the Elizabeth Street frontage, the Hotel also incorporates the adjacent former terrace house at No. 35, which was developed as part of the attached row of such houses contemporary with the Hotel that extends eastwards down Elizabeth Street. The comparatively large, "grand" scale of the hotel building is emphasised by the narrowness of Underwood Street, and the highly articulated and graduated main elevations of the hotel compared to the smaller scale of the mixed, mainly terrace-form houses in the immediate streets around the site. It commands, but does not dominate its setting. On the ground floor, the original corner entry to the public bar remains as well as an additional modern entry stair from the footpath into the terrace house extension. Generally the doors, windows and service entries of the Hotel ground floor have been modified in successive phases of change, but at the first and second floors, the elevations remain intact. With its scale and floors emphasised by a moulded, bracketed cornice and moulded string coursing, the grandness of the hotel is further emphasised by the multiple windows suggesting the many rooms behind them. Taller, console-bracketed and pedimented double hung sash windows serve the first floor, while simpler and scale-adjusted double-hung sash windows with hood mouldings line the second floor. At both levels the windows retain original or early timber sashes, many with early glass. Above the cornice the facades are topped by a panelled and balustraded parapet – which screens the skillion iron roofs behind it. Internally, the ground floor of the Hotel has been substantially changed. Walls or segments of walls have been removed to create new open bar and dining areas, leaving minimal enclosure of original service areas, the upper floor access stairs, and isolated walls and piers to support the upper parts of the building. The absorption of the neighbouring terrace house No. 35 (between 1920-1935) has enabled the inclusion of its stripped-out ground floor spaces within the public bar, while at the rear a new bistro kitchen occupies what would have been the terrace's rear yard. The commodious first and second floors contain bedrooms accessed by two timber balustraded staircases set at each end of the long axial corridors. The centrally located main stair arrives close to

[1] Woollahra DCP 2015,Part C, Clause 1.2.3,Character Elements, pg.9.
[2] Richard Apperly, Robert Irving, Peter Reynolds, *Identifying Australian Architecture*, 1989, p.132

	the larger rooms which have the northern outlook over Elizabeth Street and a grander level of finish with better domestic quality plasterwork, joinery and fireplaces. The corridor at each level serves the more ordinary/basic rooms with simpler finishes and smaller scale, the rooms lit east and west by windows respectively overlooking the former garden of No. 35 and Underwood Street. The second stair is located at the southern end of the corridors. The bedrooms of the former terrace house No. 35 have been integrated as part of these accommodation floors. The stair of the terrace house has been removed and interconnections to the rooms from the hotel hallway provided through added openings, while further adjustments of walls integrate the two formerly separate buildings. Apart from changes in bathrooms (refits), the southern stair being extended up to the upper floor, and the introduced access to the former terrace house rooms, the first and second floors are remarkably unchanged and retain many original details and finishes. (Access to the hotel for this inspection was kindly facilitated by Mr. George Penklis. Not all service areas and rooms were inspected).
Physical condition	The exterior of the building presents in a fair to good condition. On closer inspection, the timber windows of the first and second floors require some repairs and regular maintenance including re-painting. The roofs could not be seen nor inspected, but from the visible damage to internal plaster ceilings, they may require repair. Internally, as could be expected the ground floor bar and service areas are renovated, well presented and commensurate with the active bar, restaurant and bistro uses. The first and second floors of bedrooms, and their access stairs are largely disused and have been let go, with an obvious long term lack of maintenance and repair contributing to water entry and damage to lathe-and-plaster ceilings. Original timber joinery doors remain on the second floor but have been replaced with modern flush panel doors on the first floor. Some original chimneypieces (possibly the marble examples) have been removed. The upper level areas are in need of careful and well-planned conservation and renovation works to retain their significance.

Construction years	**Start year**	1890	**Finish year**	Continuing upgrading	**Circa**	☐

Modifications and dates	Original or early plans for the Hotel have not been discovered in searches for this study. Such a substantial building, of considerable architectural pretension, would likely have been designed by an architect. In 1920 the terrace house No.35, although part of the Hotel, still remained separate without interconnection. A report written by a staff member of Tooth & Co in 1935 describes the proposed enlarging of the public bar, as the bar was not large enough during peak hours and three parlours were not required by the Licensee, Mr Wine. In addition, alterations to the lavatory and urinal had been ordered by the Licensing Court, as the men's toilet was accessed from the street and not from within the bar. The wall dividing the public bar from the parlour bar was to be removed and the counter extended to a length of 41ft. The bar and parlour were to be renovated throughout by painting dados, painting woodwork and preparing walls. These works are shown in a drawing for Tooth & Co by architect R M Joy stamped with the Approval of the Licensing Court dated 20/11/1935, "with three months to complete" (Fig. 2). The bar and adjacent parlour were to be combined, and the bar counter length increased. The men's toilet, still accessed from Underwood Street, was to be improved with an added W.C. The drawing also shows the terrace house No.35 inter-connected with the Hotel, at least on the ground floor, with a single door allowing access to two "parlours", available on the ground floor. The original stairs of the terrace house remained at this time. The extensive documentation of the hotel over its long operational life records the many small successive changes made. In 1939 the more eastern stairway was extended to the second floor by order of the Licensing Court (Fig. 3). An ironing room on the ground floor was converted into a toilet; new doors provided from the public bar to the hallway ; and the existing rear yard toilet demolished. In

	1941 the external wrought iron footpath barrel access was closed in favour of an internal timber floor trap to the cellar (Fig. 4). In 1949, the floor of the dining room was replaced due to dry rot in the floor boards, possibly resulting from the absence of ventilation under the floor and its being covered in malthoid. In 1952 the iron roof of the hotel was replaced due to corrosion of the original roof; some defective joists and flooring of the public bar were replaced, and new steps to the cellar built. In 1953-4 alterations included removing the entry to Elizabeth Street and forming a window in the former entry; extending the public bar, a new entrance from Elizabeth Street, and new servery and storeroom with access to the rear yard; extending the lounge by incorporating the kitchen into the lounge area and providing a new servery; removal of wall at the top of the stairs first floor and creating a new dining room upstairs by removing walls to a bedroom and sitting room (Figs.5 and 6). In 1975 a new bottle shop room was created adjacent the public bar with a new cool room and counter (BA 548/75). In 1981 the rear courtyard was enclosed with a glazed roof, and mechanical ventilation provided, as well as other minor alterations to the ground floor rear area layout (BA 862/81 and BA 995/81). In 1994 the Grand National entered its "gastro pub" phase when rear areas of the ground floor were enlarged and refitted: mechanical ventilation and exhaust was provided to service areas; small minor alterations were made to the façade in Underwood Street, at the rear ; a large new kitchen was installed in the former courtyard area; the dining room area was further opened up by removing internal walls and stylishly refitted ; new façade works to ground floor, new concrete slab floors to front bar and bottle shop were also undertaken, by architect Vivian Fraser (BA 164/94 and BA 261/94 and BA 97/96). In 2006 a large development application was approved to substantially modify aspects of the interior at all levels. The proposal was approved in the Land and Environment Court. An amendment to the application (Section 96) proposed to replace all the timber floors with concrete floors. These works were approved but not carried out. Further applications have been made for internal replacement of the bedroom interiors and approved. A roof top room (or flat) was refused.
Further comments	Hotels in 19th century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events. The hotel became a focal point for community, particularly in Sydney's earliest suburbs and towns. They were used for everything from meeting halls for local societies, to inquests and political rallies. This was particularly the case for working class and industrial inner-city suburbs through the 19th century, such as Paddington, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or cornerstone building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them.

	By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney[3]. Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, (1) whether any new publicans license's should be granted in the coming three years, and (2) if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[4] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[5] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well. Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th century hotel into larger Public Bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the Public Bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, Public Bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[6] External change to the appearance of hotels was also common during the first decades of the 20th century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities. During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[7] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[8] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents. Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to

[3] Kelly,M. *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[4] Kelly, op cit, p.181.
[5] *from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*
[6] Freeland J.M. *The Australian Pub, MUP, 1966, p176*
[7] *Wikipedia http://en.wikipedia.org/wiki/Australian_pubs*
[8] Freeland J.M., *op cit p192*

	provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment. Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For those pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	Paddington was traditionally part of the land of the Cadigal people. In 1823, ex-convict James Underwood and two other emancipists, Robert Cooper and Francis Ewan Forbes, combined to establish Sydney's first legal distillery on 100 acres of land granted to them between Old South Head Road (Oxford Street) and Rushcutters Bay. By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the partnership was dissolved. 97 acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.[9] This grant comprised a quarter of present-day Paddington and was chosen for its supply of fine water from the Glenmore Brook near Jersey Road. The area became known as the Underwood Estate, or Underwood's Paddock. It encompassed the land between Oxford, Ormond, Cascade Streets, Glenmore Brook and Jersey Road. Underwood's Paddock was first subdivided in 1839 and was called the Paddington Estate. He called the area after the London Borough where he had property and by the mid-1830s, the name 'Paddington' was in common use. The subdivision ran from Juniper Hall along Oxford Street to Jersey Road and down to Paddington Street. Four streets, Underwood, Paddington, Elizabeth and William, were formed for the subdivision and 80 allotments were offered for sale. The main sales however occurred in the 1870s, when the rest of the estate, totalling over 800 lots was sold. The growth of Paddington had been slow during the early years of the nineteenth century. Large estates, the relative isolation of the area and an economic slowdown in the early 1840s hampered development. The construction of Victoria Barracks in 1848 was the impetus for the main development of the village, firstly along Oxford Street opposite the new barracks. Victoria Barracks provided the main source of custom for the early hotels, which were mostly within a short distance of the Barracks along Oxford Street, including the Sussex Arms, the Britannia, the Rose and Crown, the Londonderry, the Rifle Butts and Colonel Bloomfield's Arms, the Crab Guns, the Greenwood Tree and the Paddington Inn.

[9] Parkinson, "The Underwoods : Lock Stock & Barrel"

The subdivision of the large estates, such as the Underwood Estate, particularly between 1870 and 1890 fuelled a building boom, including houses and hotels across what was to become the suburb of Paddington. The predominant form was the terrace house, built largely by small scale builder developers, in rows of four to six houses. Terraces made maximum use of the narrow suburban blocks, and the sloping topography of the area while still offering enough room for families and small backyards. Paddington was a renter's suburb, with the majority of houses leased to workers who commuted into the city, to the docks or the industries around Sydney's southern fringe[10] This working class community, with few public halls or restaurants, relied on local hotels for their meeting areas and dining rooms.

The Grand National Hotel

The Metropolitan Detail Series Map of 1886 shows the future site of the Grand National Hotel vacant (Fig.1). In c.1888, Samuel Holmes a small, local developer, purchased eleven lots of the old Underwood Estate fronting Elizabeth Street, between Underwood Street and Caledonia Street to build terrace houses. Between 1888 and 1890, Holmes erected a line of nine 3 storey terraces, with one on the corner of Elizabeth and Underwood Street (then numbered 33-35 Elizabeth St), built as a combined shop and residence.[11] Holmes was following a familiar pattern of develop that was occurring across the rapidly emerging Paddington suburb of constructing terraces to rent and including a shop at one end to serve the new community.

In January 1890, Holmes applied to have a conditional licence for a hotel to operate in the shop site on the corner of Underwood and Elizabeth. His first attempt was rejected by the licensing court on the grounds that there were already enough hotels in the vicinity, with the nearby Solerfino and Windsor Castle hotels operating in Elizabeth Street and the London Tavern and Metropolitan Hotels in Underwood Street. At this time the shop was operating as a grocer, run by a Mrs L Coleman.[12] The strain of developing the land and then the denial of the licence appears to have been too much financially for Holmes, who began selling his allotments before being declared bankrupt in August 1891.

The shop property was transferred to J.F. Gunsler, a well-known caterer who had a large catering business in Sydney and rana café in the city. Gunsler successfully applied for a license for the building, and from 1891 the building was renamed the Grand National Hotel (likely after the Grand National steeple chase horse race), with Stephen Whelan as publican, previously of the Phoenix Hotel also in Paddington.[13] Gunsler did not hold the property for very long, having transferred ownership to Whelan by October 1891, as well as the title to the adjoining terrace houses in Elizabeth Street.

Whelan was advertising furnished rooms at the Grand National for singles or married couples in June 1891, and proclaiming the hotel as the largest in the Eastern Suburbs, with single and double rooms, with or without board (meals), and the best wine and spirits.[14] The success of the business in a crowded market for hotels was difficult and Whelan was reprimanded on a variety of occasions by the licensing board for breaches, including Sunday trading in December 1891 and again in 1892. This offence proved to be an ongoing issue for the hotel with publicans in 1899, 1901 and 1905 all being fined for the same practice.

Whelan, while retaining ownership of the building, transferred the licence in late 1892 to Ralph Turner, who in turn transferred it to Richard Thompson in 1893. Thompson subsequently had his license revoked for sub-letting some of the rooms on a weekly rent, rather than having them available to the public as per the license in June 1894. With Whelan attempting to get elected to the Paddington Council at the time, the hotel appears to have remained closed until mid-1895, when Whelan himself reapplied and got a conditional licence.[15] Operating the hotel for another year, Whelan once again transferred the licence to James Daniel Midson in 1896, before Kate Lacey took the licence in 1897, transferring it to Whelan's wife, Johanna in 1898.

[10] Kelly,op.cit, pp.83-84 ; pp.95-100
[11] Woollahra Local Studies, Grand National Hotel vertical file
[12] *Sands Sydney Directory*, Paddington,1891
[13] Gunsler also owned the Watsons Bay Hotel
[14] *Evening News* 24th October 1891, p.8
[15] *Sydney Morning Herald (SMH),* 17 January 1895, p.6

	The hotel was in the middle of a working class, labour orientated neighbourhood. In 1893 some of its windows were smashed by 'Larrikins', and by the turn of the twentieth century it was regularly being used by local candidates for meetings and rallies. The Political Labour League met at the hotel in 1900-1901, and local mayor Alderman R.W. Usher spoke to electors from the first floor balcony in June 1901.[16] In 1900, under the direction of the then publican, a Mrs A. Loneragan, the hotel was extensively renovated, although no details of the work have been found. Loneragan advertised the family hotel in country newspapers as having large, airy rooms, perfect for country visitors, with buses passing the door to the city and trams a two minute walk away.[17] 1901 Johanna Whelan, now in possession of the building from her husband (Stephen Whelan died in 1903), offered the hotel for sale. The building was described as being a three-storey brick hotel on stone foundations with verandah and balconies, having forty apartments, bathrooms, washrooms, bars and cellars.[18] Although offers were made, the hotel was not sold and Whelan retained ownership of the site until selling it in 1926 to the brewing company, Reschs Limited, who in turn sold it to Tooth & Co in July 1929.[19] During this time the license to run the hotel changed approximately every two to three years. No floor plans of the hotel survive prior to the 1930s, however a report done by architect Sidney Warden in 1920, for Tooth & Co, who were investigating a possible purchase from Whelan, describes the property thus: *Property has a frontage of 97ft 6in to Underwood Street 48ft to Elizabeth Street inclusive of adjoining house which is included in Hotel. Three storied old style ornamental fronted building, built of brick cemented and painted to exteriors. There is an iron cantilevered awning over portion of streets length about 70ft. Terrace house attached and included in Hotel is 3 storied brick with front verandah and balconies; front of this house not in union with Hotel front.* *Walls, foundation exterior walls 18in solid brick. Ground floor exterior walls 14in internal 9in. First floor exterior walls 9in, internal 4.5in, 9in and stud partitions. Heights of stories, main building ground floor 10ft 6in first floor 10ft 9in second floor 9ft 2in. Adjoining house ground, first and second floors 10ft. Floors throughout in fair condition. Electric light to 3 rooms and halls 1st floor of main building, two bedrooms and hall adjoining house and to the whole of ground floor in both buildings. Remaining light throughout gas. Roof galvanized corrugated iron skillion recently painted.* *Ground floor: 1 bar, 2 parlours, office, 2 large store rooms, kitchen, laundry and lavatories. Two staircases private entrance off Underwood St. Adjoining house – 2 parlours and kitchen, private entrance off Elizabeth Street. First floor: Main building – 10 full sized bedrooms, 1 sitting room, bathroom, linen press and w.c. Adjoining house – 2 good bedrooms and bathroom. Second Floor: Main building – 11 bedrooms, bathroom, w.c. and large linen press. Adjoining house – 2 bedrooms. Cellar: under bar small size about 9ft 6in x 10ft. Yard: asphalted, part cemented, medium size in good state.* *The walls are papered or Kalsomined throughout. All ceilings are plastered except to Bar which is wood. The whole of the property including adjoining house has recently been renovated and painted thoroughly inside and out and is in good condition This structure is old, design is out of date. Walls are sound throughout. I saw no signs of serious cracks; ceilings are in good condition considering age of building. The bar 13ft x 26ft is small for a hotel of this size. Fitments, counter etc are cheap. There are no openings between adjoining house and main building on 1st or 2nd floors. The whole property gives the impression of having been well cared for.*[20] A small change was made to the bedrooms on the first floor in 1920, with one being converted to a bathroom and linen press. In 1935 the bar was extended through the largest parlour room to form an L-shaped public bar, removing an internal wall to do so. A new male toilet was also added to the yard area on the order of the licensing court. At this time, new fibrous plaster ceilings were installed throughout the hotel and the yard was concreted.

[16] *SMH* 21 June 1901,p.8
[17] *Dubbo Liberal and Macquarie Advocate*, 10 January 1900, p.3
[18] SMH 26 August 1901, p.3
[19] LPI Certificate of Title Vol.2297 folio 142
[20] N60/1571 Tooth & Co Managers Office Files, Grand National Hotel, Tooth & Co Collection, Noel Butlin Archives ANU

On 29.5.1939 the Licensing Court ordered that the existing stairway at the eastern end of the hotel be extended to the second floor and that directional notices indicating the location of exits be installed. The work was to be completed within three months of the order. R.M. Joy & Pollitt Architects supervised the works and they were constructed by A.H. Crawford of Five Dock (Figs. 2 and 3).

Reports were written by the architectural firm, Copeman & Lemont [date illegible] and John M. Hellyer in 1940. Both firms regularly worked for Tooth & Co and designed some of Tooth & Co most avant-garde hotels between the wars. The reports counted 25 bedrooms in the hotel, including three in the terrace next door, which was used as accommodation by the publican. The report by John Hellyer, Architect, describes three possible schemes for the renovation of the hotel. Tooth & Co proceeded with the cheapest scheme, converting an ironing room on the ground floor into a w.c. and urinal, providing new doors from the Public Bar to the light area and hallway, demolishing the existing lavatory in the rear yard; creating access from the bedrooms, lounge and sitting rooms on the first and second floors that faced Elizabeth Street to the main block of the building running along Underwood Street and the toilets therein via a covered gangway. Previously, those patrons had been required to go downstairs to use the toilets in the rear yard.

In 1952 the entire roof was renewed. In 1953, R.M. Joy & Pollitt Architects [architects for the Unicorn Hotel, built 1941] wrote a report on the hotel and suggested a number of alterations and additions. At the time, Sydney City Council had a proposal for the realignment and widening of Elizabeth Street and Underwood Street, which may have necessitated the resumption of the hotel. Tooth & Co speculated that the application to Council may be refused on this account, but it was approved and the proposed widening did not take place.

Subsequently that year major changes were made to the bar area, with a new entrance from Elizabeth Street and the main bar extended again into one of two remaining parlours that faced Elizabeth Street. The stairs behind this parlour that gave access to the first floor (the same ones that had been extended in 1939) were removed and the space converted into a servery. A store room behind that was fitted with new doors into the hotel and had a new concrete floor. The kitchen and dining room were transferred to the first floor, being installed into two converted bedrooms, with the space on the ground floor being converted into a servery (former kitchen) and new lounge (dining room). A new doorway between this new lounge and the existing lounge on the Underwood Street side was created to form a single, large room, with new doors to the yard at the rear also. On the second floor, a new linen closet was installed where the stairs had been previously and new toilets were installed.[21] In 1956 the urinals and men's toilet were upgraded, and a new men's toilet added.

In 1982 the yard area was covered with a timber and glass ceiling creating an outdoor eating area, with bar, barbecue and salad bar areas.[22] These works were the last of any major works recorded at the hotel until the extension of the cellar in 2007.

In 1989 the hotel was attracting a mix of punk and heavy metal enthusiasts according to hotel reviews, but remained a local pub.[23]

In the 1990s, and the years approaching the GFC, the hotel pursued the burgeoning fine dining market, becoming the archetypal "gastro-pub" with expensively re-fitted kitchen and dining room. By 2000 the restaurant had been upgraded to provide a more up-market selection, with the bar remaining a local style hotel. Celebrity chef Kylie Kwong cooked at the hotel before establishing her own restaurant. While downstairs the bar and dining areas were thriving, the accommodation areas upstairs were wound down in the face of changing standards and expectations, and the need for major investment in maintenance and upgrading of the facilities offered. After some years operating as a virtual boarding house, the accommodation floors entered disuse, and still await investment in their repair and re-use.

Successive applications to radically alter the first and second floors have been made to Woollahra Council, with the various plans showing the removal of original partition walls on both levels, including the hallways, and the construction of new "boutique hotel" rooms with en-suite bathrooms. The

[21] Building Application File 3789/53City of Sydney Archives
[22] Woollahra Local Studies, Grand National Hotel vertical file
[23] Neal, S and Guest,S., *Sydney Pubs*, Sandstone Publishing, Sydney

	surviving original timber stairs would be removed and replaced, and a lift introduced. A roof-top addition providing extra accommodation was also proposed, but deleted from the consent issued by Council in 2016.

THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criterion (a)	The *Grand National Hotel* is of historic significance to Paddington and the Woollahra LGA as an example of one of the early corner hotels of Paddington, developed contemporaneously with the housing around its site. The site has continuously been used as the *Grand National Hotel* since its construction in 1890, and the hotel is one of the longest established hospitality businesses in Paddington.
Historical association significance SHR Criterion (b)	The *Grand National Hotel* is of significance to Paddington and the Woollahra LGA as one of the small number of early surviving hotels within Paddington, long associated with the local community and popularly associated with the history, community and culture of the suburb.
Aesthetic significance SHR criterion (c)	The *Grand National Hotel* has aesthetic significance as an example of the Victorian Free Classical style of architecture and as a landmark corner hotel building. Its distinctive, individual architectural statement, derived of its styling, detail and its notably impressive scale, makes it an important component of the streetscapes of Elizabeth and Underwood Streets in which it figures so prominently, within the context of surrounding housing.
Social significance SHR criterion (d)	In 1966, Freeland wrote that *The pub is one of the most socially significant, historically valuable, architecturally interesting and colourful features of Australian society*. [Freeland 1966 p1] Hotels are still an important part of the social fabric of Paddington as they are a popular meeting place and a destination for both locals and visitors. Paddington has a long history of community activism and this has been facilitated by the tradition of meeting and socialising locally in pubs and other venues. These practices continue in the current day. The *Grand National Hotel* has served both the local and wider community since its construction in c1897. It is an enduring focus of community life and sentiment, and is therefore considered to meet this criterion.
Technical/Research significance SHR criterion (e)	The *Grand National Hotel* has some potential to illustrate architectural and operational responses to changes in licensing laws and requirements, and community needs and expectations of such local hotels.
Rarity SHR criterion (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a powerful element of its urban fabric and local streetscapes, the *Grand National Hotel* is now uncommon, rare and endangered. Market challenges and an increasingly valuable site, attractive for conversion to housing use, make the Hotel part of an endangered and threatened group in Paddington, which has also become evident in other older inner city suburbs, where pubs have been converted to residential use. The Grand National is also uncommon for its scale, one of the largest corner pubs in the suburb and Municipality.
Representativeness SHR criterion (g)	The *Grand National Hotel* is significant as a 19th Century corner hotel building, within the important heritage suburb of Paddington. It is an example of the larger scale of such buildings, which offered extensive accommodation for travellers. Corner hotel buildings are a key character element of the Paddington Heritage Conservation Area[24], and the *Grand National Hotel* is a distinctive example of the type, within the special urban context of Paddington. Retaining the potential for a continued accommodation role, the Hotel is also rare as one of the small number of hotels able to maintain this breadth of function and use.
Integrity	The *Grand National Hotel* is substantially intact externally, on its street facades. Elements of its ground floor street frontages have been altered, including the entrances and the entrance

	to the former terrace house at No.35 Elizabeth Street. It has been modified internally on the ground floor, where elements of its original arrangement can be interpreted with the extensive documentation of the building. The accommodation areas on the upper floors are more intact and offer valuable opportunities for interpretation and a conservation based, sympathetic adaptive re-use, to support their continued use.

HERITAGE LISTINGS	
Heritage listing/s	The *Grand National Hotel* is within the Paddington Heritage Conservation Area recognised by Woollahra Council in its LEP.
	The *Grand National Hotel* is within the National Trust Paddington Urban Conservation Area.

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

Type	Author/Client	Title	Year	Repository
Published book	J.M. Freeland	*'The Australian Pub'* Melbourne University Press	1966	author's copy
Unpublished history	Ron Johnson	*Paddington History and Heritage*	un-dated	Woollahra Local History Centre
Unpublished history	L.G. Norman	*Historical Notes on Paddington*	Un-dated	Woollahra Local History Centre
Published Book	R. Apperley, R.Irving & P.Reynolds	*Identifying Australian Architecture*	1989	author's copy

RECOMMENDATIONS	
Recommendations	It is recommended that • Appropriate Conservation Management Documents be prepared to guide all future change and development of the *Grand National Hotel*; • The *Grand National Hotel* and its interiors should be listed as a heritage item in the Woollahra LEP (2014); the listing of the interiors would be subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington, including the *Grand National Hotel*, should be listed as a group item on the Woollahra LEP and on the State Heritage Register; • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes. • Council officers be available to liaise with owners prior to developing plans for change or development. The significant heritage attributes and elements of the *Grand National Hotel,* modified and adapted as outlined above and confirmed by a CMP, should be appropriately conserved, adapted and retained. Proposals for new work should reflect the CMP policies and demonstrate that they are contributing to the conservation of its significance and commercial viability. Existing alterations and additions, which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. 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. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment should also be carefully considered to avoid detrimental impacts.

	Although the exterior of the Hotel has been modified, this has not adversely affected the significance of the building to the extent that listing would be inappropriate. Only those proposals for new work which are compatible with and complementary to the existing style and detail of the building should be considered. There should be no enlargement or filling in of window or door openings and additions to the building should not break through the roofline or rise above the parapet. The interiors of the building which have been modified, particularly on the ground floor which has been extensively changed, should be carefully modified in future so as to conserve what evidence of the building's former presentation and significance can be maintained. The interiors which remain importantly intact (such as the stair halls and bedrooms of the first and second floors) should be assessed for careful adaptive re-use in accordance with guidance in the CMP recommended above, so as to conserve the most fabric that it is possible to do so.

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	3		
Author of Study or report	Mark Dunn, Sheridan Burke and Robert Moore, Susan O'Neill / Sara Reilly		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Sheridan Burke, Robert Moore (amending and updating earlier work by Susan O'Neill and Sarah Riley for Woollahra Council	**Date** 2018	

IMAGES - 1 per page

Image caption	Location of the *Grand National Hotel*				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

Image caption	Fig. 1 Metropolitan Detail Series Map No. 15. Hotel site on the corner of Elizabeth St and Underwood St is shown as vacant.				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW

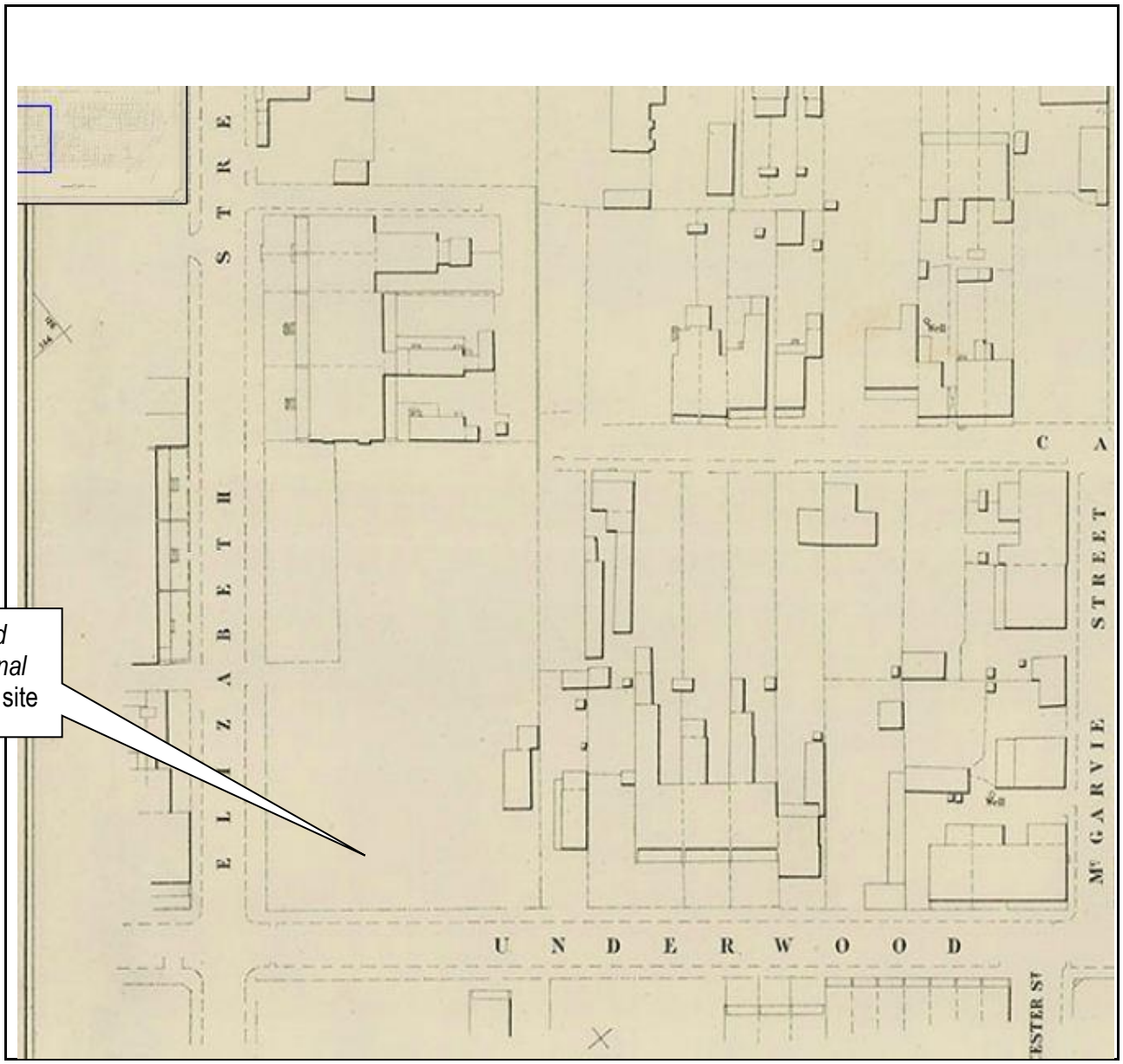


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Image caption	Fig.2 : Plan by RM Joy Architect, 1935, showing the public bar enlargement and door into adjacent terrace house				
Image year	undated	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

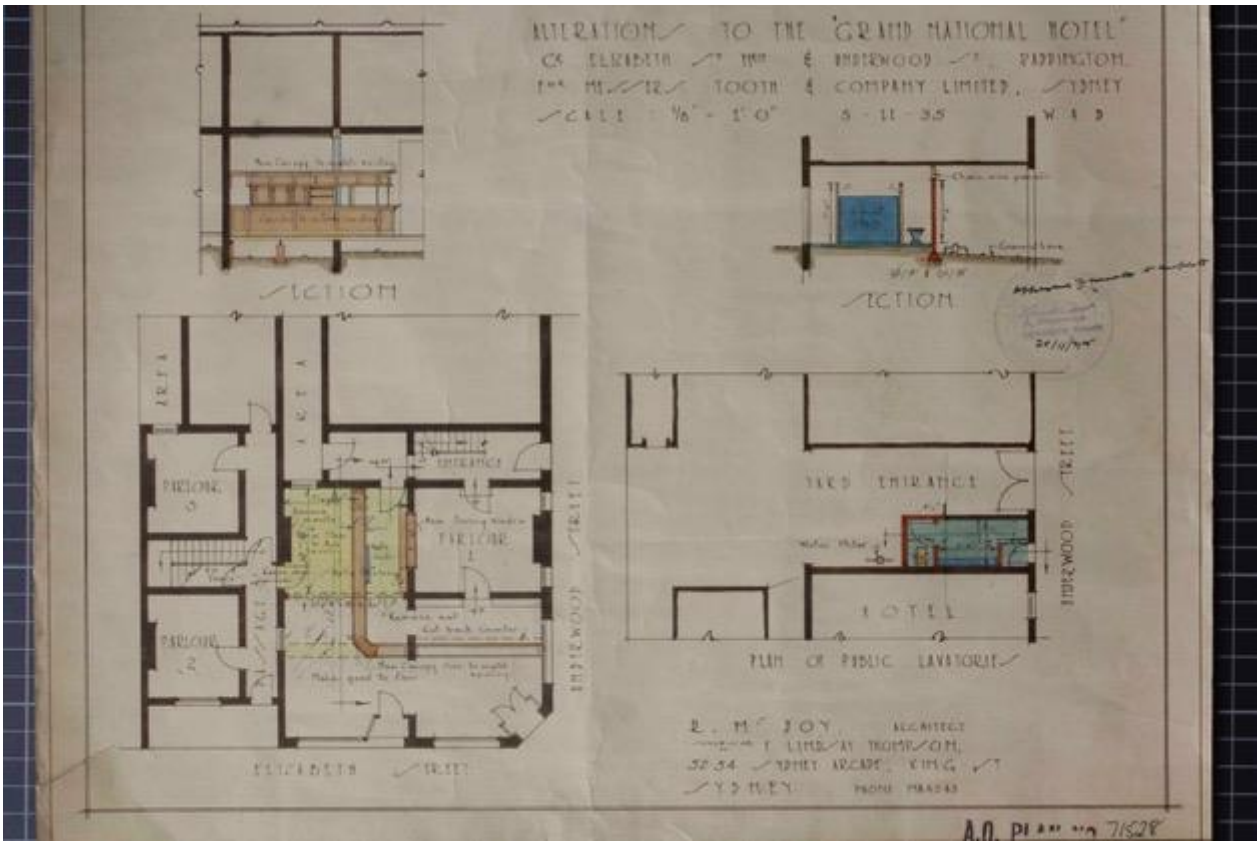

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Image caption	Fig.3 : Extension of eastern stair to second floor by order of the Licensing Court, again the architects are Joy and Pollitt (1939)				
Image year	undated	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

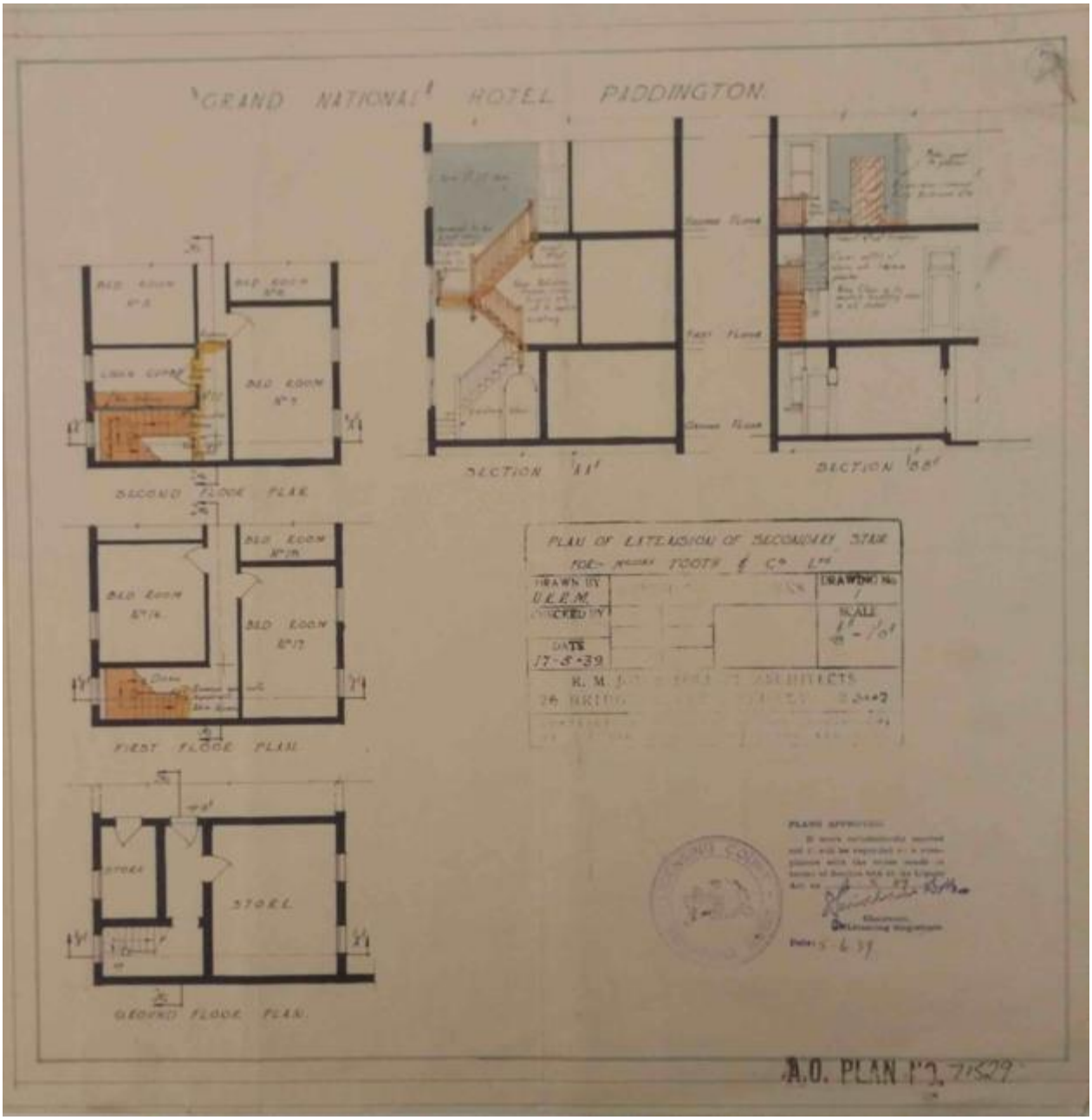

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Image caption	Fig. 4 : Alteration of cellar keg delivery trapdoor (1941)				
Image year	1941	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

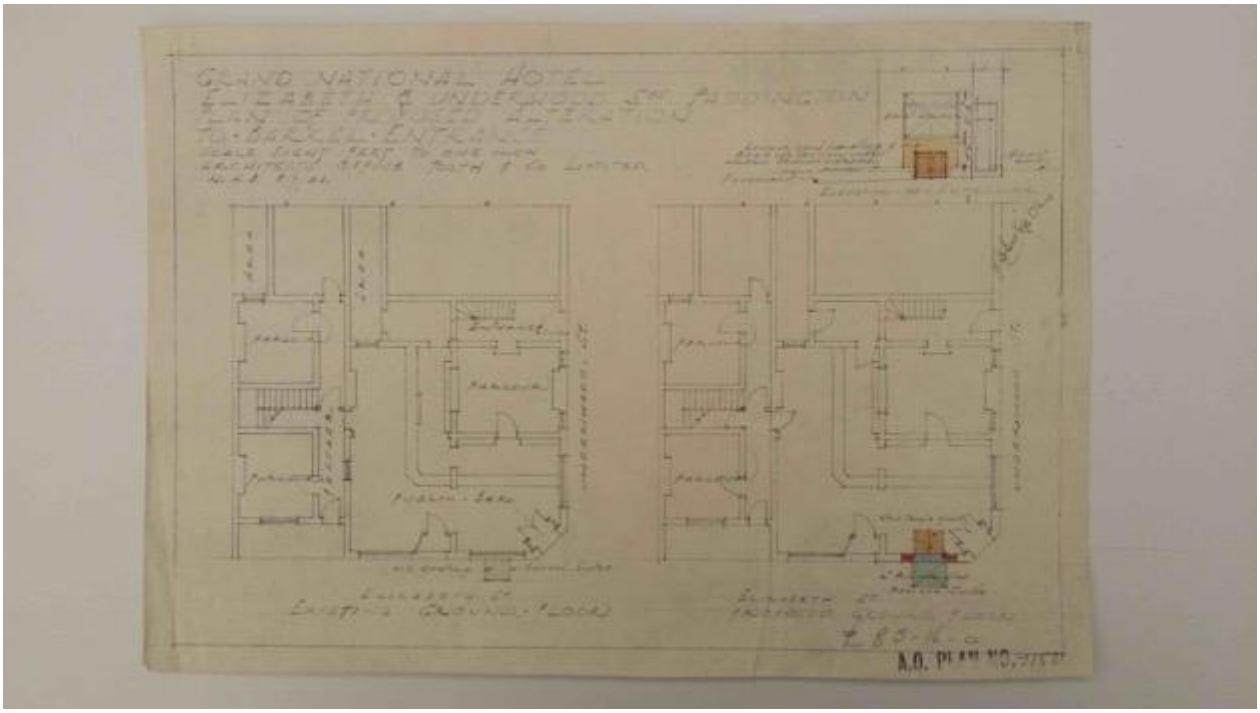

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Image caption	Fig. 5 Further Alterations to public bar (1953-54)				
Image year	1953-54	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

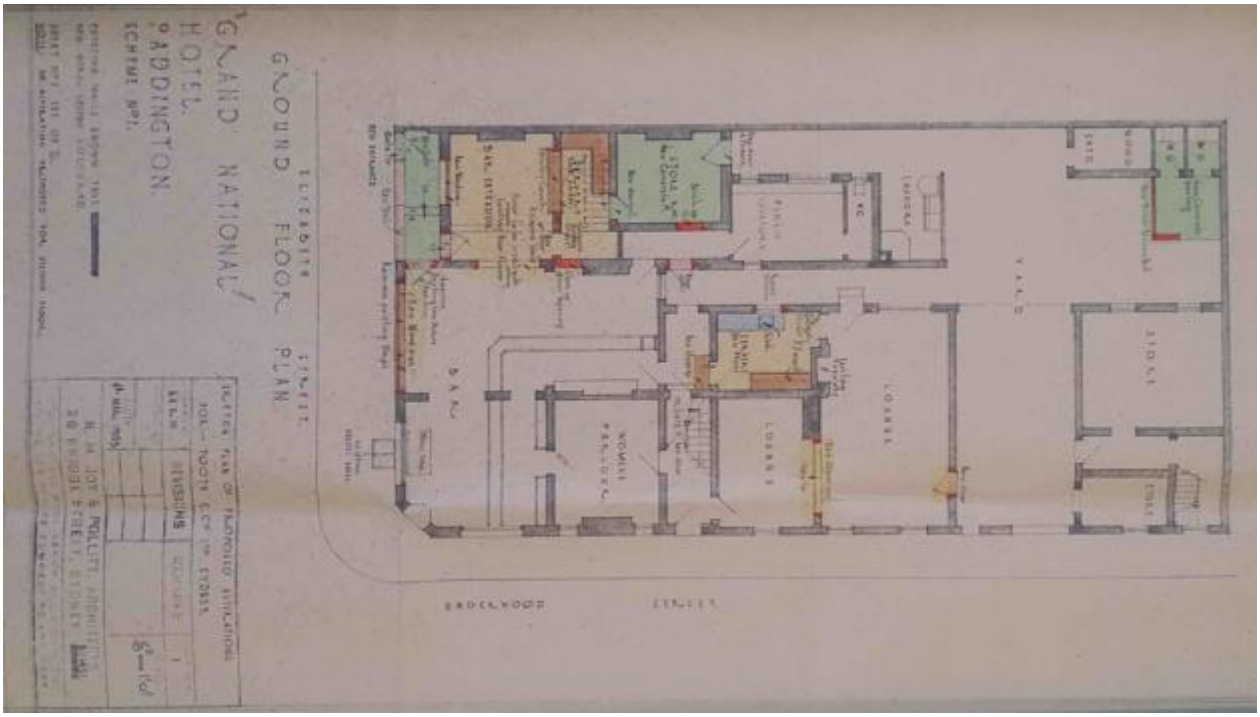

Image caption	Fig. 6 Alterations to first floor (1953-54)				
Image year	1953-54	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 7 : The *Grand National Hotel*, note the urns on the parapet [since removed], and tonal differences In the paintwork				
Image year	undated	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 8, The *Grand National Hotel,* details of public bar exterior visible.				
Image year	1949	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 9, The *Grand National Hotel* c.1960				
Image year	1960	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 10, The *Grand National Hotel ; note public bar exterior, and entry to the former terrace house next door*				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

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Image caption	Fig.11, The *Grand National Hotel* , streetscape view from south ; the length and height of the Hotel make it distinctive.				
Image year	August 2018	**Image by**	Robert Moore	**Image copyright holder**	Robert Moore

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Image caption	Fig. 11, The *Grand National Hotel,* corner view				
Image year	August 2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 12 The *Grand National Hotel,* public bar				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A MoorePty ltd

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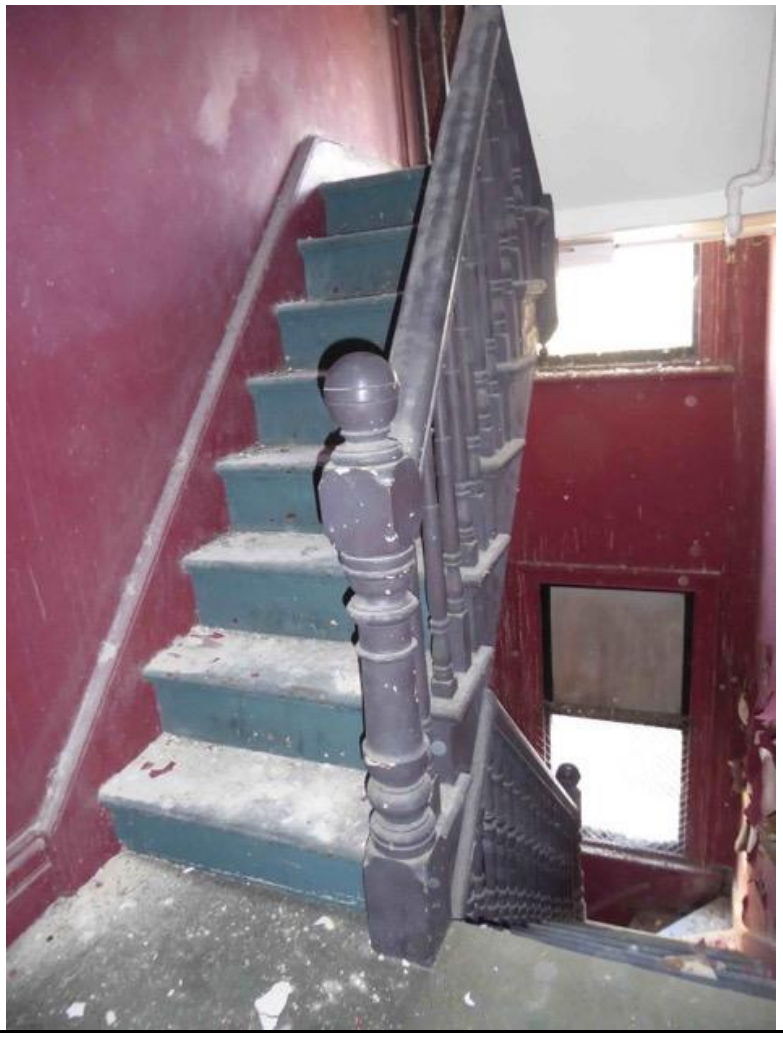
Image caption	Fig. 13 The *Grand National Hotel :* timber stair and balustrade				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd



Woollahra *heritage inventory*

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**Imperial Hotel**		
Other Name/s Former Name/s	Former site of the *Duke of Rothsay Hotel* (1873), later known as the *Crossed Guns Hotel* (1874-1890), and the *Imperial Hotel* (1890-) ; the earlier building was demolished to build the current *Imperial Hotel* in 1909.		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	252		
Street name	Oxford Street cnr Underwood Street (formerly Sarah Street at this corner)		
Suburb/town	Paddington	Postcode 2021	
Local Government Area	Woollahra Municipality		
Property description	Lot 3 DP51538		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	An imposing, landmark corner hotel, the *Imperial Hotel* is an architecturally refined, substantial hotel building which asserts a commanding presence amongst civic buildings at the western entry to Paddington's main street. Individually styled with richly detailed, complex facades to its Oxford and Underwood Street frontages, the Imperial contributes strongly to the aesthetic interest of Oxford Street and the Paddington Heritage Conservation Area[1]. The hotel is of historical and social history significance for the long tradition of hotel trade on this site. Paddington has a long history of community activism and vibrant local politics, and this has inevitably been built upon and encouraged by the tradition of meeting and socialising locally in the network of corner pubs in the area. The Imperial's balcony was a popular "spruiking point" for campaigning local politicians, recorded in the newspapers of the early 20th Century. As an element of the Paddington HCA, and one of the distinctive hotels within Paddington, the Imperial Hotel may also be part of a significant and unusual hotel group important in their suburban context, and itself worthy of listing.		
Level of Significance	State ☐	Local √	

[1] Woollahra DCP 2015Part C Clause 1.2.3, Character Elements, p.9

DESCRIPTION						
Designer	E. Lindsey-Thompson Architect					
Builder/ maker	Unknown					
Physical Description	Sited on a prominent corner in the immediate vicinity of Juniper Hall (formerly Ormond House), the Post Office, Town Hall and former Reservoir site, the Imperial Hotel is part of a substantial "gateway" group of buildings at the western end of that part of Oxford Street which is Paddington's main commercial street. An imposing three storey brick and rendered masonry corner hotel building, the Imperial is designed in an exuberant style sometimes designated "Free Federation " or " Edwardian Baroque" – in its day, a statement of style, prestige and modernity. Featuring a splay corner addressing the intersection, surmounted by an octagonal ogee cupola, the hotel's rich principal elevations address its Oxford Street address and its length along Underwood Street, where it steps down to become more utilitarian outside of the service areas. Architecturally fashionable and up to the minute for its day, the hotel's red face brick is contrasted with white-painted render, in the distinctive "striped" wall treatment known as "blood and bandage". A decorative plaque is inscribed with 1910, the year of construction completion. Typical of its architectural style, the hotel features an eclectic combination of elements, details and motifs drawn from many sources popular with architects at the time. Engaged piers break the façade into irregular bays and project above the parapet with a whimsical inward curl in the rendered detail of the capital. The first floor elevations feature circular multipane transom windows above double hung sash windows, interspersed with angular projecting oriel windows on the Oxford Street façade – formerly lighting the drawing room. The second floor is structured by a sandstone stringcourse at the window sill level, defining a horizontal band of fenestration, with double hung sashes and rendered banding between windows. The projecting cornice has feature arches with dentil mouldings, and a decorative parapet conceals the roof, where the early service areas (kitchen, scullery and laundry) have been replaced by a recently constructed two-bedroom apartment. As access to the interiors of the hotel for this report was not provided, comment is restricted to those areas that are publicly accessible, being the ground floor and first floor toilets. Of two staircases in the hotel, the central former private stair, accessed from the side Underwood Street access, is a virtually intact fine timber joinery staircase reflecting the building's excellent original quality of fitout and detail. The other stair is modern and recent, together with the public bar. A lift has also been installed. A new dining area is located to the rear, while a "barber shop" tenancy has been included and is accessed from Underwood Street. The upper floors of the hotel are now understood to be set up for use as private meeting and conference rooms, but were not able to be inspected for this assessment.					
Physical condition and/or Archaeological potential	The Imperial Hotel appears to be in a good well-managed condition. It shows evidence of thoughtful maintenance, perhaps combined with the recent works concentrating on renovation of the interiors.					
Construction years	**Start year** 1910		**Finish year**		**Circa**	☐
Modifications and dates	The current Imperial Hotel was built to the design of architects E. Lindsey Thompson in 1909-10. The handsome water-coloured plans are included as Figs.4 and 5. The following understanding of changes made to the building relies upon the cited records, including successive development applications of which digital copies are held in Woollahra Council as well as other repositories. The opportunity to inspect the building for the preparation of this report was not provided. That the hotel was intended to offer extensive, well-appointed accommodation is supported by the indication in the plans of the extensive number of bedrooms, and supporting lounges and bathrooms. The generous first floor drawing and dining areas, divisible by folding joinery partitioning, were served by a lift (dumb-waiter) from the roof-top kitchen/scullery, where the laundry was also situated. These original plans show six bedrooms on the first floor and eleven bedrooms on the second floor, with three of these having fireplaces. On the ground floor, the					

public bars – a main bar with three smaller auxiliary bars. which also included two bottles sales points – were delineated by corridors enabling access to the central stair hall, and no less than five "parlors". Each of the first and second floors had a bathroom and WC ; the ground floor public bar was served by a urinal and WC off a small rear yard. A capacious cellar lit by footpath "prismatic lights", and with a "stock entrance" (barrel hatch) off Underwood Street, occupied more than half the footprint area of the building.

In 1940, to satisfy a police order for additional toilets for both sexes on each floor, the bathrooms were refitted and additional bathrooms created by adapting an adjacent former bedroom on each of the first and second floors. A ladies' WC was added in one of the rear parlor spaces, the balance of the room becoming a "boiler room" accessed off the yard. The other rear-most parlor had by this time become a store, and the complexity of bars had become a three sided main bar with two adjacent "saloon bars". The first floor drawing room had been permanently divided off from the dining area by a fixed partition, forming a large bedroom (with fireplace). The flat malthoid roof was also replaced at this time. Fig. 6, the plan prepared by the Tooth & Co. Architects Office, shows this change.

Various works to the interiors are said to have been undertaken in 1971,1975, 1981 and 1987, including successive changes to the bars, inclusion of a ground floor restaurant, and removal of internal walls.[2] It was to be 2007-9 before major works in the interior of the hotel were undertaken (DA 686/2007-8). Drawings by architects SBA of North Sydney depict the extensive interventions approved and undertaken in stages through to 2011-12. The relatively unaltered condition of the hotel prior to these works is appreciable from the Heritage Impact Statement (October 2007) and Archival Recording (May 2009) prepared by NBRS & Partners Architects.

When Edmund Resch acquired the Imperial in 1902, he also acquired the adjoining shop and residence No. 272-274 Oxford Street, later renumbered No. 254 Oxford Street. The shop/house remained separate from the new hotel, but appears to have been rebuilt as an independent terrace form shop house, matching in with the façade of the hotel. No plans or references to this reconstruction have been found in the records examined in this study, but as it was a separately titled house, perhaps it wasn't mentioned. The distinctive change of angle in the front wall of the hotel is discernible in the 1936 photo in Fig. 7. By 2007 the shop and residence had been internally connected with the hotel, as interconnecting doorways are shown in the SBA architects demolition plans. and in the 2007 works, the two buildings were fully integrated through removal of most of the separating walls at ground, first and second floors, and construction of the new roof level apartment across and above the roof of No. 254. These plans show an existing kitchen at the rear of the former shop serving the ground floor of the hotel, and the demolition plans also show the removal of the walls reflecting the right of way across the rear of the hotel to the terrace rear yard, which effectively constrained the hotel's rear yard where the toilets were located.

The works by SBA (for Owen Peters Pty Ltd) comprehensively altered the ground, and first floors of the hotel, with walls between the hotel and No. 254 removed to enlarge the public bar, and include a new eastern stair (replacing the stair of No. 254) to all three floors and roof top of the enlarged hotel. The ground floor was shown given over to new "patron areas" throughout with an open courtyard with operable "vergola" roof in place of the original yard and toilets. A new passenger lift was installed to serve the building throughout. At the first floor, the former bedrooms and bathrooms were replaced by a new bar, function and lounge areas, toilets, store and rear deck, with an office in the rear of the former No. 254 (see Figs. 15,16,17). The original fireplaces to the former (original) dining and drawing rooms were shown retained. At the second floor, less change was proposed with a new function room and the new eastern stair in No. 254, and new adjacent toilets and lift in the hotel.
At the roof top, after initial concerns about its extent and visibility, a two-bedroom apartment was approved, and it is visible from surrounding streets as foreshadowed.

The impact of these works, the changes brought to the former residential areas of the hotel and the extent of surviving detail can be appreciated from successive programs of photography but could not be inspected for this report. However, it is clear that an extensive amount of the original interiors and their detail remain.

In 2011, further works were the subject of a Section 96 application documented in drawings by Anna Vaughan Architects. In the supporting Heritage Impact Statement by John Oultram Heritage & Design, these works were attributed to necessity arising from discovered structural

[2] Woollahra Council DA files

	inadequacies, but appear to have extended to internal rearrangements on the second level, in which a new games room was created by removal of partition walls and earlier bathrooms, a new disabled access WC included, and the former bedrooms re-purposed as offices. A new third centrally located stair is also shown as existing. Documents supporting the ground floor barber shop tenancy have not been seen in this study. The shop appears to inhabit a former games room, where original parlors were once sited, and is internally accessed from the Underwood Street entrance. In summary, the alterations made to the hotel over its life appear to be well-supported and made interpretable by the extensive records held in the several archives consulted for this report.
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events. The hotel became a focal point for community, particularly in Sydney's earliest suburbs and towns. They were used for everything from meeting halls for local societies, to inquests and political rallies. This was particularly the case for working class and industrial inner-city suburbs through the 19th Century, such as Paddington, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them. By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[3] Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether any new publicans license's should be granted in the coming three years, and if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[4] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[5] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th Century until the 1920s, after which Tooth's

[3] Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[4] Kelly, op cit, p.181.
[5] *from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*

took over Resch's and with it, their hotels as well.

Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th century hotel into larger Public Bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the Public Bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, Public Bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[6]

External change to the appearance of hotels was also common during the first decades of the 20th century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities.

During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[7] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[8] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents.

Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment.

Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling.

The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered.

In Sydney the compounding land value of inner city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide.

[6] Freeland J.M. *The Australian Pub, MUP, 1966, p176*
[7] *Wikipedia* http://en.wikipedia.org/wiki/Australian_pubs
[8] Freeland J.M., *op cit p192*

	For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	Paddington was traditionally part of the land of the Cadigal people. In March 1811, Governor Macquarie directed the 73rd regiment to commence clearing the land for the construction of a new road from Sydney town to the signal station at South Head. The road, running along an earlier track, was completed by June and formed the basic structure of South Head Road, later renamed Oxford Street. The road opened the way for development, with one of the first houses in the area being Robert Cooper's Juniper Hall facing South Head Road and James Underwood's Glenmore Distillery, as well as a scattering of villas across the estates that had been granted through the area. Juniper Hall was by Robert Cooper, who retained 3 acres of a 100 acre grant jointly held by himself, James Underwood and Francis Ewan Forbes. By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the partnership was dissolved. 97 acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.[9] Juniper Hall and the distillery remained isolated buildings until 1841 when work began on what was to become the suburb of Paddington. The exposed, sandy nature of the area had seen it largely overlooked in the first 50 years of Sydney's development, until Governor Bourke settled on the area for the construction of a new military barracks complex. Work on Victoria Barracks began in February 1841, with stonemasons, builders and artisans moving into newly erected cottages on South Head Road during construction. These rudimentary houses were the foundation of the village of Paddington. The site rapidly expanded as stores, produce merchants, hotels, water carriers, blacksmiths and other tradespeople moved in to service the barracks, soldiers and their families.[10] The large estate of James Underwood was first subdivided in 1839, with an area stretching from Juniper Hall, along Oxford Street to Jersey Road and down to Paddington Street, taking in the main strip of Oxford Street. Underwood, Paddington, Elizabeth and William Streets were formed as part of this subdivisions, known as the Paddington Estate. Eighty allotments were offered, with Juniper Hall and its 3 acre grounds excluded. In September 1840 however, Cooper, facing the economic downturn, subdivided his three acres as well, offering new building lots fronting Oxford Street, including the site on which the Imperial hotel would be built. **The First Hotel on the Imperial's site** In 1864 a small street was created running along the eastern side of the reduced Juniper Hall grounds to join Oxford Street to Underwood Street. The street was named Sarah Street after Cooper's third wife. A small building that had been on the boundary of the Juniper Hall property was demolished to make way for the street. By 1872 a small hotel had been erected on the corner of Sarah and Oxford Streets, opposite Juniper Hall. Originally known as the Duke of Rothsay Hotel (the Duke of Rothsay being the heraldic title of the heir to the British throne, also known as the Prince of Wales) and run by a Mrs M Taylor, in 1874 it had changed its name to the Cross Guns Hotel which it remained until 1890, when it was renamed the Imperial Hotel and expanded into the shop next door. The small corner hotel had been a popular spot for electioneering, with a first floor balcony offering aspiring candidates a high platform from which to speak. A number of inquests had also been held in the rooms of the hotel through the 1880s, a common practice in Sydney at the time. **The Imperial Hotel** In 1909 the "old" hotel was demolished. Tenders were called for the rebuilding of the Imperial Hotel in March 1910, with construction started by August-September and the new hotel opened in the first months of 1911, with James Epstein as the publican.[11] The Jubilee history of Paddington Council, published in 1910, states, under the heading Ormond House (*Juniper*

[9] Parkinson 'The Underwoods: Lock, Stock & Barrel'
[10] Kelly,op cit, pp.83-84; pp95-100.
[11] SMH 26 Aug 1910, p.11

Hall), "On the next corner an hotel is being re-built, the 'Imperial', at the rear of which is 'Roslyn Villa', formerly called 'Ormond Lodge' which together with the building adjoining 'Ormond Cottage', was erected shortly 'Ormond House' the whole forming part of the Cooper Estate."

The new hotel was built in a Federation free style with a prominent corner domed turret and variegated brickwork on the upper level. The rebuild allowed for a tailor made, modern bar area built as a large L-shaped bar to take up the front corner room of the hotel, with doors from Oxford Street. A corridor separated the bar from five individual parlours, and a small hall with stairs to the upper levels and a men's urinal and small yard area. Underneath was a large cellar area, excavated beyond the boundary of the original cellar. On the first floor were a public dining room, six bedrooms and a drawing room, as well as a bathroom for guests. One of the bedrooms had a small balcony overlooking Sarah Street (now Underwood Street). The second floor included another eleven bedrooms and a bathroom, with a kitchen, scullery, laundry and storage on the top floor. The kitchen was connected to the dining room below via a small food lift. The roof was a flat iron and malthoid roof, with a toilet for staff installed.

In 1916, at the height of the First World War, Epstein's application for the renewal of his licence was questioned by police over his citizenship. At a time when German nationals were being interred by the Government as a war precaution, Epstein came into question over his own parentage. Although born to a Russian mother and with a Russian family line, his birth had actually taken place in Prussia, part of Germany. His licence was deferred while the court decided his case, but was granted when it was determined he was a naturalised British subject.[12] Epstein was one of over 6000 Australians caught up in the search for enemy aliens, one of which was Edmund Resch, manager of the Resch's Brewing Company and then owner of the freehold for the Imperial Hotel. Epstein left the Imperial in 1920, transferring to Lionel Levy who in turn transferred it to William James Sweeney in the same year.

In 1921, during the tenancy of Sweeney, Tooth & Co took over the leasehold of the hotel, leasing the building from Resch's and subletting it to licensees from then on. The lease also included the shop next door to the hotel, operating as a fruit shop by Mr B. Natoli. In 1930 Natoli approached Tooth & CO to repair the floor and yard of the shop, with the company re-asphalting the yard but not repairing the shop. Despite the relatively new hotel being in a prominent position on Oxford Street, like other hotels in the Paddington area, the onset of the Great Depression bought with it a downturn in trade and the rent was reduced for the publican Thomas Hill in 1930. Despite this, Hill still struggled and was convicted three times for afterhours selling of beer from the hotel, putting his eligibility to hold a licence in jeopardy. As a consequence, Tooth & Co replaced Hill in June 1932 with George Thomas as an interim and who was in turn almost immediately replaced by Frank Winsdale in August. At the time it was reported that the hotel was in a bad condition and was losing money despite the rent reductions.[13] Next door, Natoli was also struggling and had his rent reduced as well in 1932.

Although Tooth & Co took over the Resch's brewing business in 1929, the hotel remained a Resch's property until the 1980s, owned by a parent company Owen Peters from the 1960s.

In 1940 a number of minor changes to the bar and first floor areas were made. The main bar was extended to form a larger island style bar by removing a dividing wall between the public and saloon bars, with a new dividing wall built in one of the parlours at the rear to accommodate a ladies toilet and a boiler room. On the first floor and second floor, two extra bathrooms each were installed by converting a linen press and a bedroom. By this time, the kitchen had been moved from the roof to the first floor and the dining relocated into one of the bedrooms, with the original dining room now used as a private lounge. The hotel still had fifteen bedrooms across two floors. A report in 1953 noted then that the rooftop kitchen and scullery had not been used for a long time and were instead being used for storage.[14]

Although some internal and external renovations occurred in 1959, and some alterations were made in the bar in 1971 there was little change to the internal layout of the hotel until the 1980s, when some internal openings to the bar area were enlarged.[15]
Located as it was on Oxford Street, the Imperial was one of the hotels in Paddington that began to cater to the gay community in the area from the mid-1970s. From the mid-1960s, the Oxford Street strip from Hyde Park to Paddington had been the focus for an increasingly

[12] The Daily Telegraph, 30 May 1916, p.6
[13] Imperial Hotel, N60/6653 Property Office Files 1930-1947, Tooth & Co Collection, Noel Butlin Archive, ANU
[14] Imperial Hotel, N60/6654 Property Office Files 1948-1956, Tooth & Co Collection, Noel Butlin Archive, ANU
[15] Woollahra Council DA Files.

	open gay community. Despite homosexuality being illegal, more and more businesses in the area were openly supporting or welcoming the community. A number of bars and clubs opened along Oxford Street, and in 1976 the Imperial opened the Apollo Bar, which was a popular bar on the scene into the mid-1980s, at which point Tooth & Co still held the leasehold on the building.[16] In more recent years, the residential accommodation on the upper floors was converted to games rooms and other uses in the mid-2000s, with walls removed, wood panelling and themed rooms created.

THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities
State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The *Imperial Hotel* is of major historic significance to Paddington, the Woollahra LGA and NSW as the site of one of the early hotels of Paddington, the Duke of Rothsay (1873). Later known as the Cross Guns, and then the Imperial, the early hotel was replaced in 1910/11 by a then-modern, fashionable 20th Century new hotel which continues to operate, thus maintaining the site's use as a hotel since 1873. The present hotel building is an architecturally distinctive, sophisticated design and an assertive example of the "Free Federation" or "Edwardian Baroque" style, which despite some alteration, remains an important local exemplar of its style, period and building type. The *Imperial Hotel* also signifies and demonstrates the consolidation of Paddington's civic area, focussed on Oxford Street, with the larger civic and commercial buildings developed in the latter part of the 19th Century and first decades of the 20th Century. It is an important element of the maturation and character of the important "main street" which remains today – an ambitious building in a prominent location.
Historical association significance SHR Criteria (b)	The Imperial Hotel is directly associated with Edmund Resch and the Resch family who were one of the prominent commercial brewers and hoteliers in Sydney across the late Eighteenth and Nineteenth Centuries. It is also associated with the other major brewer and hotelier Tooth & Co., and a succession of publicans and licensees such as James Epstein, who were interesting and influential members of the local community in their day and tenure of the hotel.
Aesthetic significance SHR criteria (c)	The *Imperial Hotel* is a building of considerable local aesthetic significance, assertive and influential through its architectural style, character and scale. The three storey hotel is an imposing and distinctive landmark in the Oxford Street streetscape, which at its location, features a diverse and rich group of 19th and 20th Century buildings and sites, all of aesthetic and historic significance within their context, and together constituting an important Sydney "main street" experience.
Social significance SHR criteria (d)	Hotels are an important part of the social fabric of Sydney's older suburbs as they are a popular meeting place, and celebrated destinations for locals, tourists and visitors. The *Imperial Hotel* has a demonstrated social significance arising from the long tradition of hotel trade on this site. While its importance in the current day local community to any particular sub-group or community organisation has not been identified in this study, it retains a general significance under this criteria as part of the distinctive group of Paddington hotels which continue to serve the local and broader community which they still attract.

[16] Faro, C & G. Wotherspoon, *Street Scene: A History of Oxford Street*, MUP, Melbourne, 2000, p.225.

	Paddington has a history of community and political activism and this has inevitably been facilitated by the local traditions of meeting and socialising in the network of local corner hotels in the suburb, of which the *Imperial* is one. Pubs regularly figured in local politics with candidates for public office speaking from first floor balconies, like the Imperial's.
Technical/Research significance SHR criteria (e)	Together with its documentary records, the *Imperial Hotel* is an important repository of evidence about its development and of the development of the buildings of its role and type within the suburb of Paddington, and Sydney as a larger entity. The building explains by illustration the formative forces behind the endurance of Paddington and its pubs. The *Imperial* also demonstrates architectural response to the changing licensing laws and commercial needs and requirements of Sydney hotels in the twentieth century. It therefore is considered to meet this Criterion.
Rarity SHR criteria (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the *Imperial Hotel* is now an uncommon exemplar, rare and endangered. Market challenges and an increasingly valuable site, attractive for conversion to housing use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner-city suburbs.
Representativeness SHR criteria (g)	The Imperial Hotel is notable as being a major corner hotel building in Paddington, and an important representative example of its period and architectural style within both Paddington and the Woollahra LGA. Corner hotel buildings are a key character element of the Paddington Heritage Conservation Area[17], and the Imperial is one of the larger examples, still retaining evidence of its accommodation role and the capacity and potential to reassume that role in the future.
Integrity	The Imperial has been modified externally, to a relatively minor extent. Internally, particularly on the ground floor, the Imperial Hotel is still significantly intact, with publicly accessible areas of the upper floors suggesting a degree of retained integrity that must be clarified through further assessment.

HERITAGE LISTINGS	
Heritage listing/s	The *Imperial Hotel* is within the Paddington Heritage Conservation Area
	The *Imperial Hotel* is within the National Trust Paddington Urban Conservation Area

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

Type	Author/Client	Title	Year	Repository
published book	J.M. Freeland	'*The Australian Pub*' Melbourne University Press	1966	author's copies
published book	Max Kelly	*Paddock Full of Houses*	1979	
history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre
history	Jane Britten	The Imperial Hotel	2006	

RECOMMENDATIONS

[17] Woollahra DCP 2015Part C Clause 1.2.3, Character Elements, p.9

Recommendations	It is recommended that • Appropriate Conservation Management Documents be prepared to guide all future change and development of The Imperial Hotel ; • The Imperial Hotel and its interiors be listed as a heritage item in the Woollahra LEP (2014), subject to clarification of the interiors' significance through further detailed assessments in the Conservation Management Documents that are to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington should be listed as a group item on the Woollahra LEP or on the State Heritage Register; and • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes. • Council officers be available to liaise with owners prior to developing plans for change or development. The significant heritage attributes and elements of The Imperial Hotel, modified and adapted as outlined above and confirmed by full heritage assessment and Conservation Management Documents (CMDs), should be appropriately conserved, adapted and retained. Proposals for new work should reflect the CMP policies and demonstrate that they are contributing to the conservation of the significance and commercial viability of the hotel. Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment should also be carefully considered to avoid detrimental impacts. .

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	4		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Name of persons who completed this form : Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Riley for Woollahra Council)	**Date** September 2018	

IMAGES - 1 per page

Image caption	Fig. 1 : Location of the *Imperial Hotel*				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

Image caption	Fig. 2 :1863 Plan of subdivision of part of Ormond House Estate showing the newly formed Sarah Street and the outline of a small cottage on the Oxford Street front. This cottage was removed (or partly incorporated into a new hotel built on the site (Source : SLNSW)				
Image year		**Image by**		**Image copyright holder**	

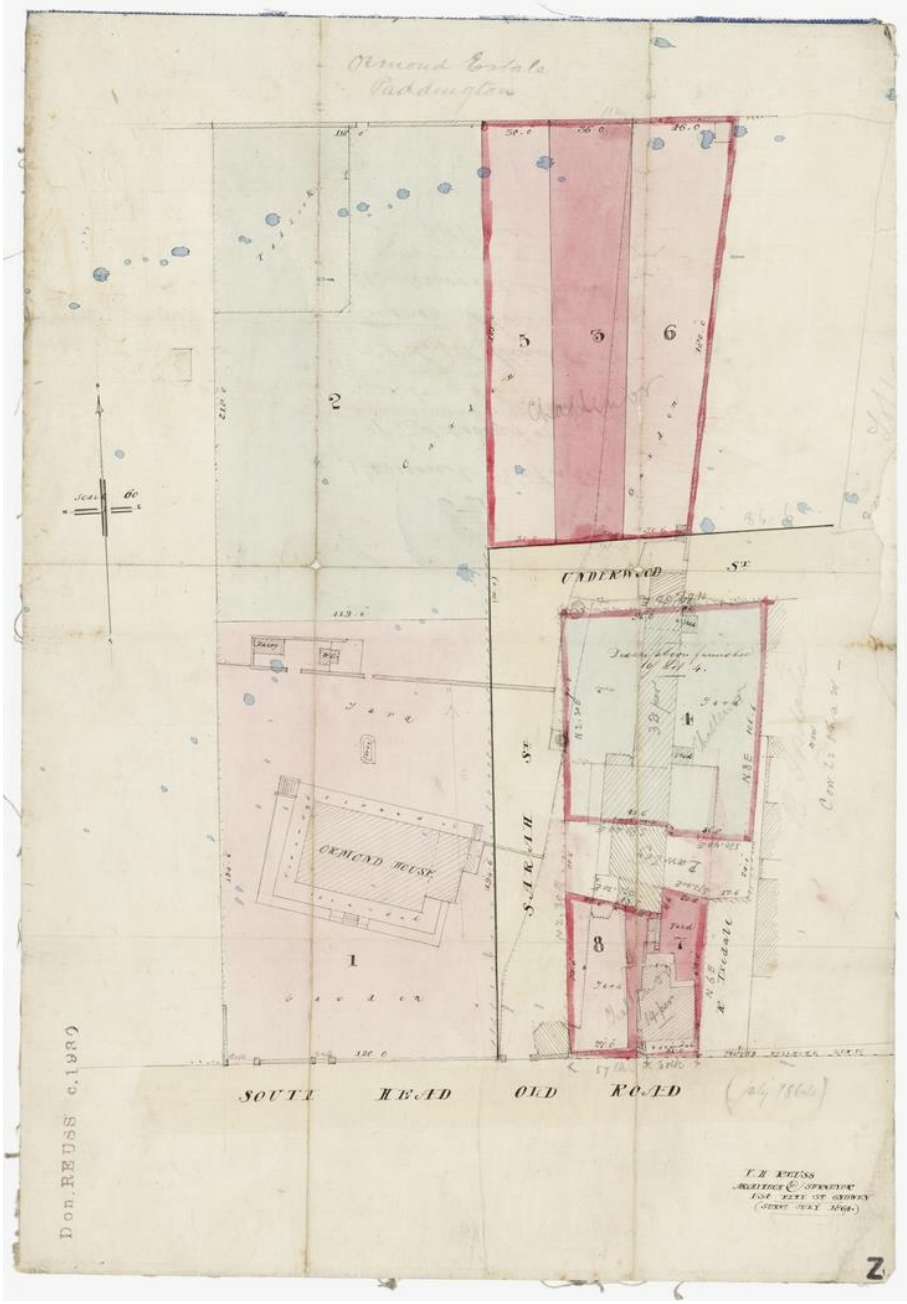


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Image caption	Fig. 3 Sydney Metropolitan Detail Series Sheet 13 showing the earlier hotel building, and Sarah Street, subdivided from Juniper Hall to connect Oxford and Underwood Streets				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library

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Image caption	Fig. 4 Plans of the new *Imperial Hotel* to be erected on Oxford Street, by E. Lindsey-Thompson, showing elevations, roof plan, and second floor plan. Note post supported street awning.				
Image year	1910	**Image by**	SRNSW	**Image copyright holder**	SRNSW

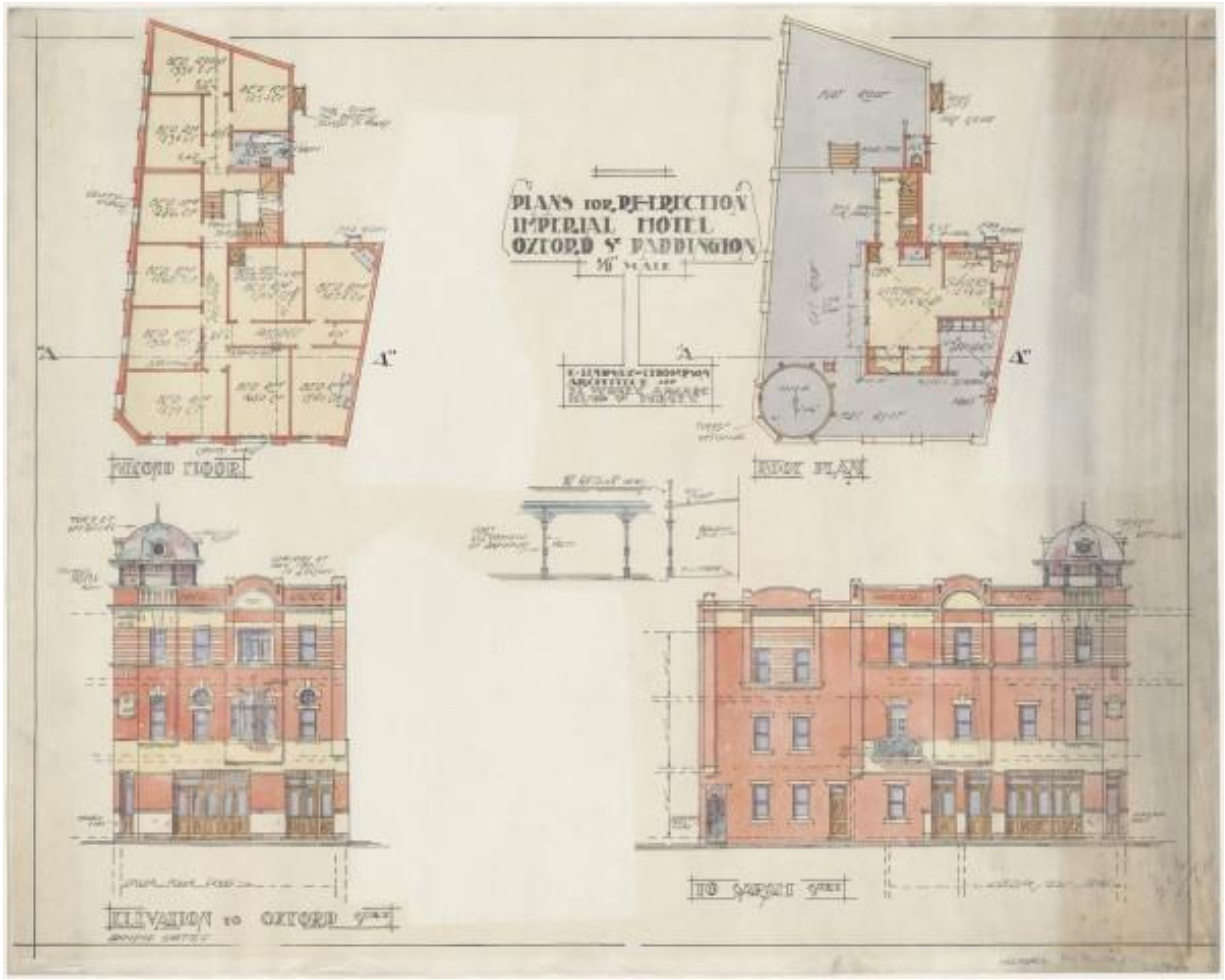

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Image caption	Fig. 5 Plans of the new *Imperial Hotel* to be erected on Oxford Street, by E. Lindsey-Thompson, showing cellar, ground and first floor plans, and section drawing.				
Image year	1910	**Image by**	SRNSW	**Image copyright holder**	SRNSW

IMAGES - 1 per page

Image caption	Fig. 6 : Plans of the *Imperial Hotel* showing alterations to the ground, first and second floors to incorporate more WCs and bathrooms				
Image year	1940	**Image by**	SRNSW	**Image copyright holder**	SRNSW

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Image caption	Fig. 7 The *Imperial Hotel* ; note the façade has been extended to incorporate the former shop at No. 254, matching the original details of the hotel.				
Image year	1936	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

IMAGES - 1 per page

Image caption	Fig. 8 : The *Imperial Hotel.* The shopfront to No. 254 is visible at the ground floor, behind the Holden sedan.				
Image year	1960	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

IMAGES - 1 per page

Image caption	Fig. 9 : The *Imperiall Hotel*				
Image year	1970	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

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Image caption	Fig. 10 : The *Imperial Hotel ;* major works in progress ; note roof of former kitchen behind cupola and chimney				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

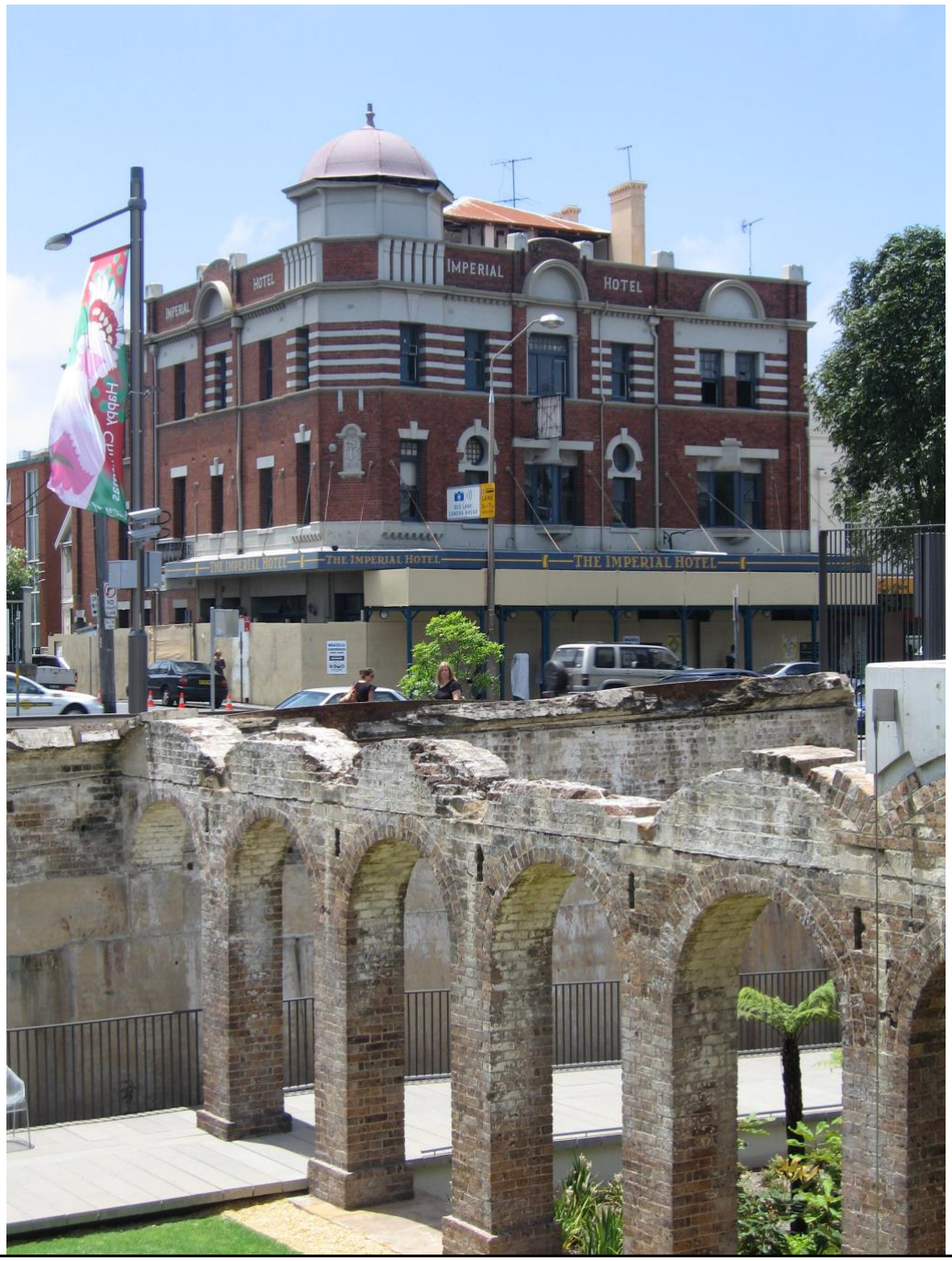

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Image caption	Fig. 11 : The *Imperial Hotel* from across Oxford Street ; the roof-top flat is clearly visible.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 12 : View of the *Imperial Hotel* from the south-east across Oxford Street ; the roof-top flat addition is visible, and distorts the skyline of the building.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 13 : Underwood Street elevation of the *Imperial Hotel,* illustrating its fine construction, architectural details, and the balcony for politicians' orations				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 14 : View of the *Imperial Hotel's* ground floor public bar ; in background are the fireplace and modern stair within the former No. 254, now integrated within the hotel.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 15 : Part of dwg DA-02 by SBA Architects showing ground floor plan demolition works at the Imperial ; the former shop-house No.254 and rear right of way are shown				
Image year	2018	**Image by**	SBA Architects	**Image copyright holder**	SBA Architects

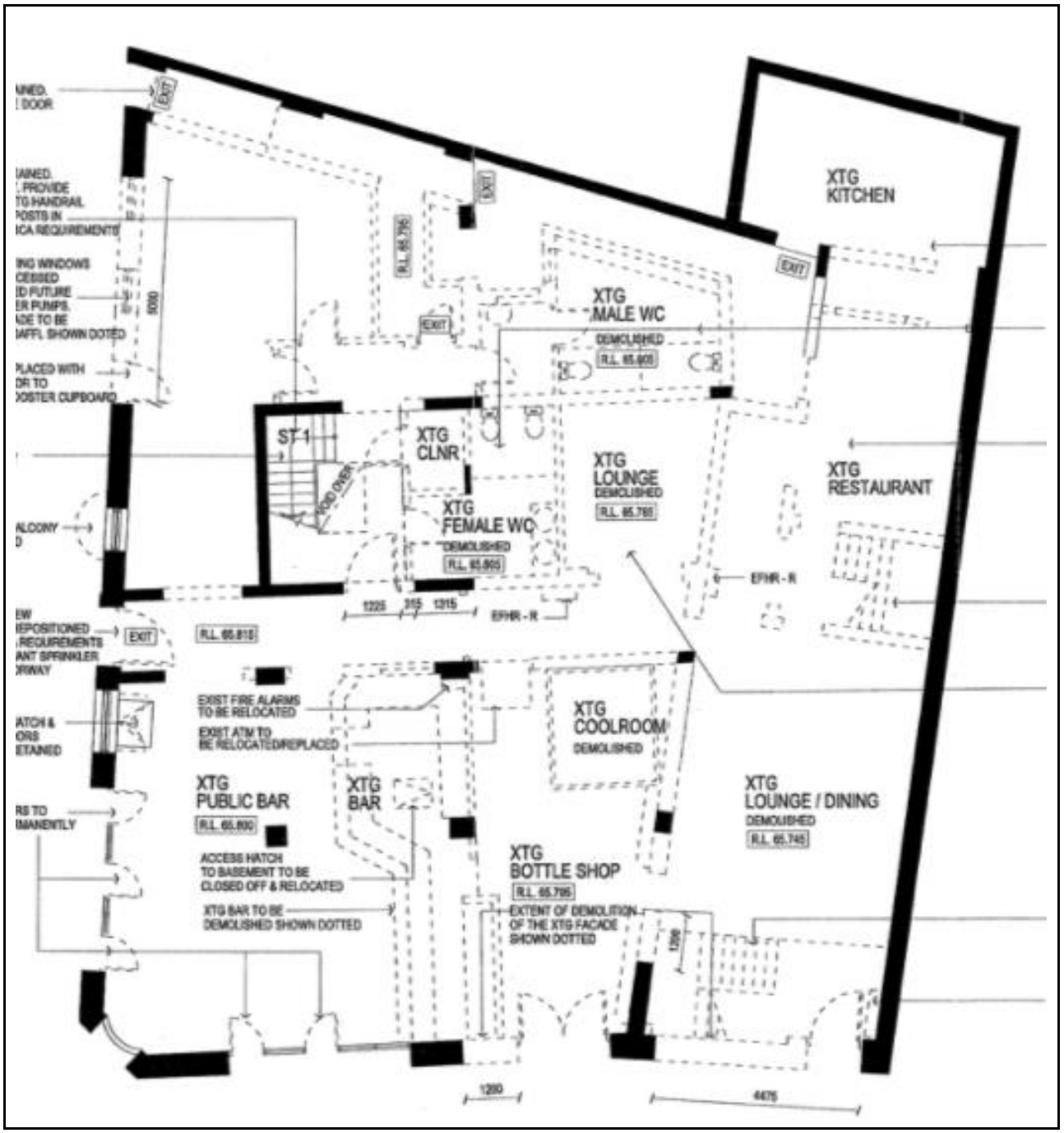

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Image caption	Fig. 16 : Part of dwg DA-04 showing demolition works to the first floor ; the interior of the former No.254, walls to the dining and drawing rooms, and bathrooms are removed.				
Image year	2018	**Image by**	SBA Architects	**Image copyright holder**	SBA Architects

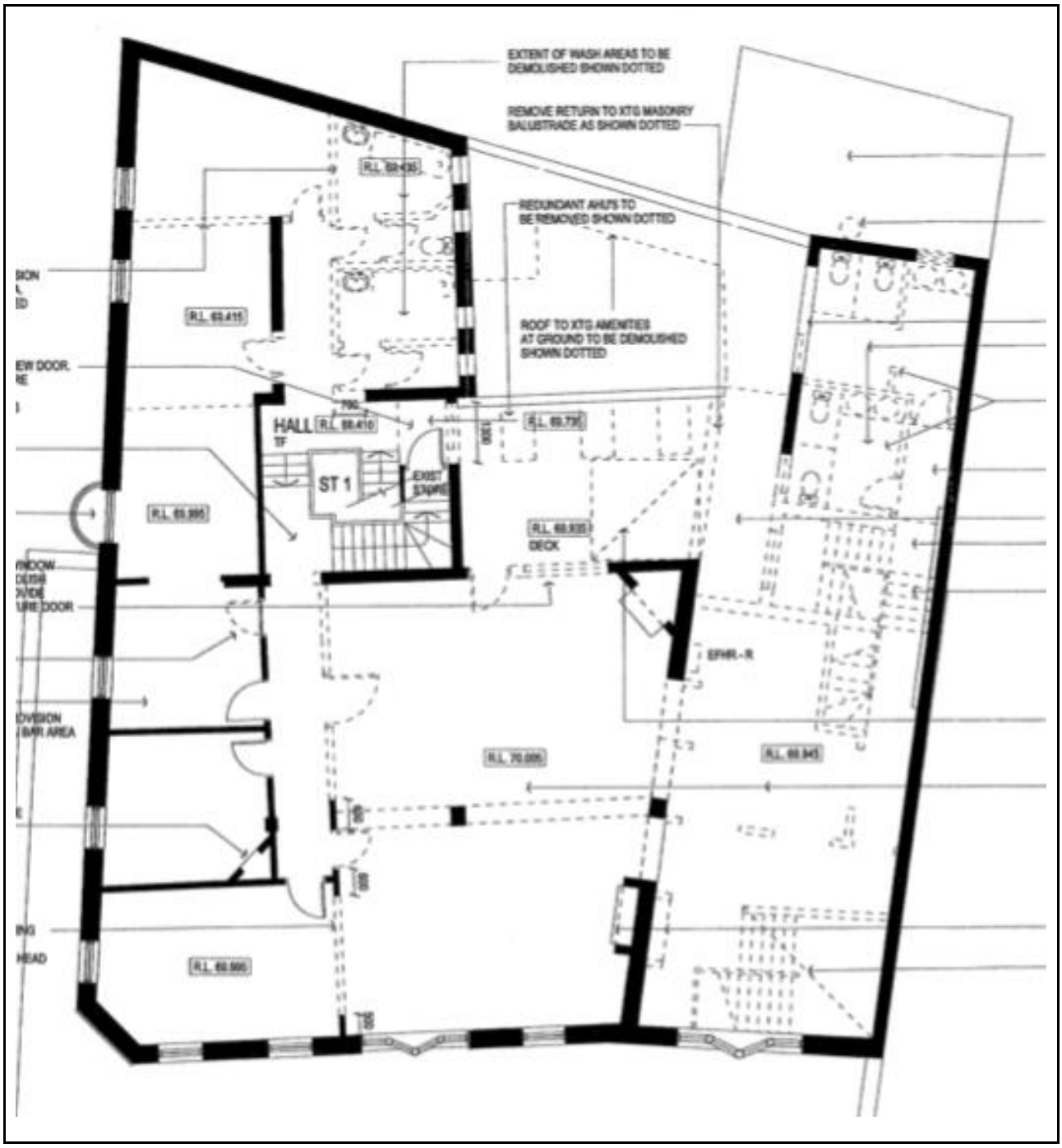

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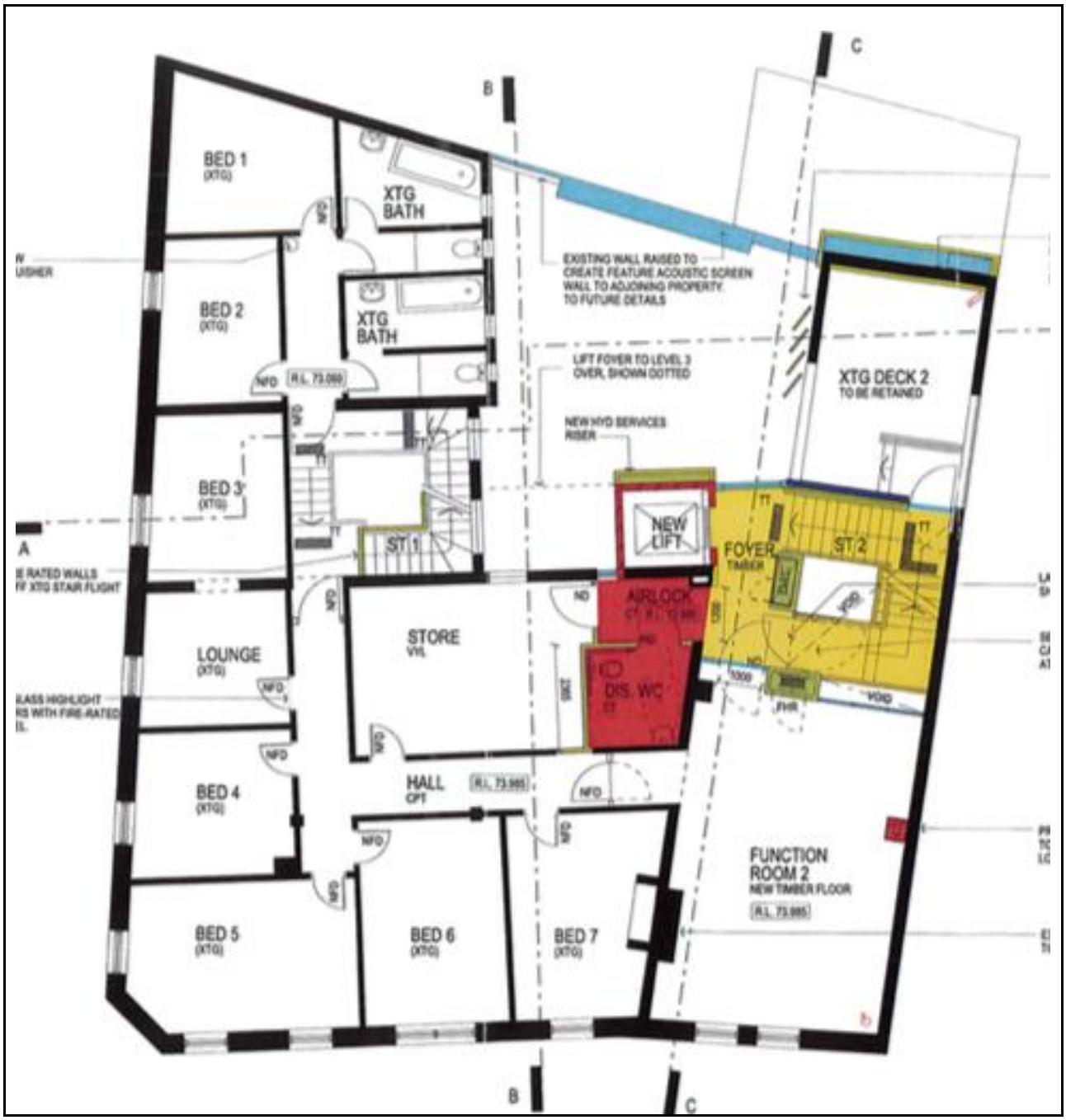
Image caption	Fig. 17: Part of dwg DA-07 by SBA Architects showing second floor plan and new uses for the second floor of No.254 Oxford Street, being fully integrated with the Hotel.				
Image year	2018	**Image by**	SBA Architects	**Image copyright holder**	SBA Architects



Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**The London Tavern Hotel**		
Other Name/s Former Name/s	No other trading name		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	85		
Street name	Underwood Street (corner William Street)		
Suburb/town	Paddington	Postcode 2021	
Local Government Area	Woollahra Municipality		
Property description	Lot 1 DP 391 Lot 1 DP 1001328		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	The London Tavern Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's distinctive older and successful examples of mainly 19th Century suburban hotels, which have been continuously operational since their construction in the late 1870s/1880s. It is a surviving example of the type of local landmark, corner site, commercial development - and particularly hotels - that were incorporated into the building of terrace row housing during Paddington's boom era of suburban development. The suburb has continued to gather appeal, affection and desirability, and its retained heritage fabric, such as the hotels like the London Tavern, is of both historic and social history value. The hotels like the London Tavern are prominent in this esteem, and have social significance as a reference point for community identity, having served the community of the suburb through 140 years of consolidation and demographic changes leading to its re-emergence as a popular, desirable and fashionable area. The London Tavern's long association with Toohey's Brewers is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes. The London Tavern is also of aesthetic significance as an architecturally distinctive example of an evolved Late Victorian period hotel ; its frontages to Elizabeth and Underwood Streets still retain their original design, featuring Queen Anne styling. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, has been concealed through the careful alteration of its main façade, combined with the works made to functionally integrate the two buildings. Despite that growth, the Hotel remains modest and compatible with the domestic scale of its context. The Hotel's interiors have been modified and updated, evolving over time as taste and commercial imperatives have changed. They still retain much of their original fabric		

	and the original layout of the Hotel, together with the changes made to it, can be read by visitors to the building. As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the London Tavern Hotel is now uncommon, but still a vibrant element of the area's urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia.[1] As an element of the Paddington Heritage Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.	
Level of Significance	State ☐	Local √

[1] Woollahra DCP 2015, Part C Clause 1.2.3, Character Elements,p.9

DESCRIPTION						
Designer	Original architect unknown ; replacement of terrace house façade (1926) by E.Lindsey Thompson Architect (also architect for the new Imperial Hotel).					
Builder/ maker	Unknown					
Physical Description	The London Tavern presents as a substantially intact two storey, Victorian-period hotel. Architecturally sophisticated in its design, the building is of rendered masonry construction with embellishments of high relief moulding and texture investing the façade with richness and depth. Very anglophile in its design inspiration, the building's design is informed by the fashionable London Queen Anne style of famous architects like Norman Shaw, Bodley and Nesfield. Originally sheltered and screened by a post supported verandah awning, removed in the 1950s, the ground floor openings are modified in parts but generally retain the practical multipart timber joinery typical of such hotels with entries related to the socially distinct parts of the interior – the public bar, private accommodation entrance, and service access doors. The tiled dado is thought to date from the 1920s. The original head line of the verandah awning is shown by the projecting cornice mould which originally flashed the verandah roof, and above which are the key façade elements of arched window bays, each having a projecting oriel bay window featuring expressed metal sloping roofs, and three-part, timber, double-hung sash window assemblies, set under arched panels of moulded render imitation tiling. These are further emphasized by the hotel name panels. Above a strong cornice line are the parapets hiding the building's corrugated iron roofs, divided by piers with strong copings. On a small splay corner, an open pediment with ball finial stands upon two piers, forming a modest "eye-catcher ", responding to the building's corner siting and importance. Internally, the evolved layout of the ground floor public bar and dining rooms is still evident, beams having been introduced for support where walls have been removed or opened up. The fitout of the enlarged and re-oriented public bar is contemporary, while the decorative plaster ceiling panels and cornices of the public bar may be partly intact, with areas of reconstruction. On the first floor, the former bedrooms are now used as function and store rooms, and are reportedly partially intact , retaining ceilings, cornices, skirtings, architraves and some doors.					
Physical condition and/or Archaeological potential	The condition of the building is considered fair to good. Generally the building appears to have been consistently maintained over recent years, due to the expectations of clientele and due to its ongoing, continual use. The exterior is well presented ; of the interiors, the ground floor has sustained most change, with the first floor able to reveal more of its original layout. Due to the extent of site disturbance and cellar excavation, the archaeological potential of the site is likely to be low, other than in revealing more information about the Hotel's construction.					
Construction years	**Start year** 1875		**Finish year**		**Circa**	√
Modifications and dates	The property office files held at the Noel Butlin Archive ANU Canberra contain the correspondence, specifications, reports and cards that document the modifications, alterations etc and describe the internal layout of the hotels owned or managed by Tooth & Co. Some papers are also held on other hotels, including the London Tavern which was variously independent or owned by Tooheys. Marshalls Co-operative Brewery Limited, having acquired the London Tavern from private owners in 1897, sold the hotel to Tooheys Limited in February 1912. In April that same year Tooheys purchased the adjoining two terraces houses on Lots 2 and 3, later selling Lot 3 in 1914 but leasing the house on Lot 2 with the Hotel. In 1926, Tooheys' architect E. Lindsey Thompson secured consent from Sydney Council for alterations to the hotel, shown in the drawings comprising Fig. 3, which indicates the layout of the hotel at that time. The works gave the adjoining terrace a new façade, extending that of the hotel in matching detail, together with extension of the post-supported ground floor awning. Internally the terrace was interconnected with the hotel to expand the public bar and add parlor and toilet facilities. The upper floor was					

	little changed. In 1953 Tooheys combined the sites of hotel and terrace house to one title. In 1956 Sydney Council required Tooheys to remove the post-supported awning, which was undertaken that year (see Fig. 7). Minor alterations continued, with Tooheys Company Architect GR Ticklepenny applying to Woollahra Council for permission to convert the rear yard to a beer garden, refurbish toilets and remove the existing laundry. The hotel was sold by Tooheys in 1984, with the new owners electing to make further changes to the ground floor in 1984 and 1986. In 2005, further minor works were applied for, including the demolition of a pergola in the "outdoor dining area" (beer garden), which was proposed to be replaced by a retractable awning ; new french doors opening to the area were installed, air-conditioning refurbished, and the building painted. The supporting Heritage Impact Statement described the building as "Mock Tudor or Edwardian", the building having been "greatly altered" with interiors "greatly altered on many occasions" and retaining "little intact, original or significant fabric, much of this in poor and decrepit condition". [2] In 2006, Woollahra Council approved more improvement works, primarily the installation of a glass roof over the "outdoor dining area", refurbishment of the bars toilets, and air-conditioning, polishing the floorboards of the former bedrooms now styled as function rooms, and painting of the interiors. The layout shown of the upper floor is close to the original shown in the 1926 plans, while the ground floor shows the removal of walls creating an open, larger public bar with gaming room and toilets in the former terrace house. In 2009 further works were proposed by Kristy Brooker Interior Designer, supported by a Heritage Impact Statement prepared by Graham Brooks & Associates. The drawings show the removal of the ceiling and roof over two rooms to create outdoor smoking areas, and of other partition walls leaving indicative nibs to indicate the former arrangement of the rooms. As this area of the building could not be inspected for this report, its presentation and the completion of this work are not known. It has been reported that after use as a "Chinese restaurant" the upper floor has been little used. In March 2018, a complying development certificate was issued in respect of internal works at the property, which appear to relate to modifications of the ground floor gaming room adjacent to the public bar.
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River at Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events. The hotel became a focal point for community, particularly in Sydney's earliest suburbs and towns. They were used for everything from meeting halls for local societies, to inquests and political rallies. This was particularly the case for working class and industrial inner-city suburbs through the 19th Century, such as Paddington, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders

[2] Lonergan,P., *London Hotel - Assessment of Heritage Impact*, 2005

	commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them. By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[3] Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, (1) whether any new publicans license's should be granted in the coming three years, and (2) if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[4] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge drinking, which came to be known as the "Six O'Clock Swill".[5] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th Century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well. Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th century hotel into larger Public Bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the Public Bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, Public Bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[6] External change to the appearance of hotels was also common during the first decades of the 20th Century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the

[3] Kelly, M., *Paddock Full of Houses : Paddington 1840-1890*, Doak Press, Sydney 1978, pp.180-181
[4] Kelly, M. op cit., p.181
[5] *from Wikepedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*
[6] *Freeland, J.M., The Australian Pub, Melbourne University Press, 1966, p.176*

	licensing authorities. During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[7] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit- down drinking facilities, waiter service and entertainment.[8] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents. Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment. Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	Paddington was traditionally part of the land of the Cadigal people. In 1823, ex-convict James Underwood and two other emancipists, Robert Cooper and Francis Ewan Forbes, combined to establish Sydney's first legal distillery on 100 acres of land granted to them between Old South Head Road (Oxford Street) and Rushcutters Bay. By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the partnership was dissolved. 97 acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.[9] This grant comprised a quarter of present day Paddington and was chosen for its supply of fine water from the Glenmore Brook near Jersey Road. The area became known as the Underwood Estate, or Underwood's Paddock. It encompassed the land between

[7] Wikepedia http://en.wikipedia.org/wiki/Australian_pubs
[8] Freeland J.M. *op cit* p192
[9] Parkinson '*The Underwoods: Lock, Stock & Barrel*'

Oxford, Ormond, Cascade Streets, Glenmore Brook and Jersey Road.
Underwood's Paddock was first subdivided in 1839 and was called the Paddington Estate. He called the area after the London Borough where he had property and by the mid-1830s, the name 'Paddington' was in common use. The subdivision ran from Juniper Hall along Oxford Street to Jersey Road and down to Paddington Street. Four streets, Underwood, Paddington, Elizabeth and William, were formed for the subdivision and 80 allotments were offered for sale. The main sales however occurred in the 1870s, when the rest of the estate, totalling over 800 lots was sold.
The growth of Paddington had been slow during the early years of the nineteenth century. Large estates, the relative isolation of the area and an economic slowdown in the early 1840s hampered development. The construction of Victoria Barracks in 1848 was the impetus for the main development of the village, firstly along Oxford Street opposite the new barracks. Victoria Barracks provided the main source of custom for the early hotels, which were mostly within a short distance of the Barracks along Oxford Street, including the Sussex Arms, the Britannia, the Rose and Crown, the Londonderry, the Rifle Butts and Colonel Bloomfield's Arms, the Crab Guns, the Greenwood Tree and the Paddington Inn.
The subdivision of the large estates, such as the Underwood Estate, particularly between 1870 and 1890 fuelled a building boom, including houses and hotels across what was to become the suburb of Paddington. The predominant form was the terrace house, built largely by small scale builder developers, in rows of four to six houses. Terraces made maximum use of the narrow suburban blocks, and the sloping topography of the area while still offering enough room for families and small backyards. Paddington was a renter's suburb, with the majority of houses leased to workers who commuted into the city, to the docks or the industries around Sydney's southern fringe.[10] This working class community, with few public halls or restaurants, relied on local hotels for their meeting areas and dining rooms.

Development of the London Tavern
The London Tavern site was part of the second subdivision and sale of the residue of Underwood's estate. This did not take place until 1875, because of protracted legal battles over Underwood's complicated will following his death in 1844. The hotel was built in 1875 on the corner of the newly formed Underwood Street and William Streets on part of Lots 15 & 16 of Section 8 of the Underwood Estate sale, purchased at public auction by Mr G Rogers. Named the London Tavern from its opening, by January 1876 it was being run by Edward McLaughlin who was publican until 1877.
In May 1877, the London Tavern hotel was offered for sale, with ten vacant allotments next to it in William Street. Neither the hotel nor the allotments sold in 1877 and all were readvertised in October 1878. At this time the hotel was described as a newly erected brick hotel on a stone foundation, with a balcony in front, containing a bar, 5 rooms, kitchen, cellar and yard. Next door, in a timber construction was a skittle alley. The hotel was purchased by a Mr H Dwyer for £825.[11]
Like many of the hotels being built in the residential neighbourhoods of Paddington, The London Tavern was the site for public meetings and community gatherings from its earliest days. During the general elections of 1894, Paddington candidates addressed supporters at the London Tavern, with Mr T.J. West using the balcony of the hotel to address the crowd in the street below.[12] The hotel was also regularly used for coroner's inquests during this same period, including that of policeman, Senior Constable Murrow who had been attacked in the city while on duty and died at his home in Underwood Street in October 1897.[13]
In October 1888, John Lovelace had taken over the licence of the hotel. Lovelace remained as publican for the next 38 years, retiring from the business in 1926. His son, who grew up at the hotel, John A Lovelace, was a champion swimmer, life saver and long-time member, secretary and treasurer of the East Sydney swimming club and North Bondi life savers. It was during Lovelace's tenure that the first major changes took place to the building. In 1920 a parlour to the rear of the bar (one of

[10] Kelly, op cit, pp.83-84; pp95-100.
[11] SMH 26 Oct 1878 p6
[12] SMH, 4 July 1894, p5.
[13] *The Australian Star*, 5 October 1897, p.5

	three parlours) was converted to be a dining room, with one wall removed to extend the room. A new store was also built in the yard at the rear of the stairway to the upper level. The layout of the hotel on the ground floor after this was the bar and two parlours at the front of the building, a dining room, kitchen, store, laundry and yard, with a men's toilet in the yard area. By this time the hotel had been purchased by the brewing company Toohey's, one of three major breweries operating in Sydney. The breweries had been purchasing hotels, freehold or leasehold, in order to secure distribution of their beer and other products through what was known as the "tied house" system. In 1922 the hotel was assessed by the Valuer General Department as having an improved value of £8000 for the purpose of rates, which Toohey's objected to, arguing the value was half that suggested.[14] The judge set the value at £6750. With the retirement of Lovelace in 1926, the licence was taken over by Andrew See and his wife Ellen. Like Lovelace, the See's held the licence for a long period, eventually transferring to Thomas Cartwright in 1954.[15] It was during the See occupancy that the hotel was altered most radically. In 1926 the hotel was extended along its William Street side with the incorporation and remodelling of a terrace house next door and reconstruction work within the original hotel building. The work added two new parlours, an entry passage, an open area and men's toilet and urinals on the ground level, with an extended yard area also created through demolition of the terrace's former outbuildings. The bar was also extended with the removal of the former parlours, while the cellar was also enlarged, adding almost 50% more storage area. A new dining room was built at the rear of the site on the Underwood Street side, accessed via a covered veranda, with the former dining room converted into a bottle sales department, the forerunner of a modern bottle shop. A new laundry building was also built at the back of the yard. On the first floor a new sitting room and bathroom were added in the former terrace space to serve the eight hotel bedrooms on that level. In 1939 the bottle department was altered again, with the removal of the central counter, the removal of the door to Underwood Street and its replacement with a window, and the reopening of the former fireplace, with new brick surrounds. In 1956 the post awning and balcony were removed from the hotel under Sydney City Council requirements and the toilets were refurbished on order of the licensing court.[16] No other major work was recorded as having been carried out on the hotel for the next 50 years, with Toohey's retaining ownership of the London Tavern into the 1970s. Prior to 2000, the accommodation rooms were converted with the inclusion of a cocktail bar. The hotel bar and restaurant were refurbished in 2006, with new, openable windows installed in 2012 and the kitchen relocated to provide more seating area in 2014. The Hotel claims to be the oldest operating hotel in Paddington and one of only three to have traded until the same name since opening.

THEMES		
National historical theme (if known)	Peopling Australia Developing local, regional and national economies settlements, towns and cities Developing Australia's Cultural Life	Building
State historical theme (if known)	Commerce Towns, Suburbs and Villages Accommodation Labour Domestic life	

[14] *Daily Telegraph*, 30 March 1922, p.3
[15] London Tavern Yellow Card, Noel Butlin Archives, ANU
[16] City of Sydney Archives, DA File697/1956.

	Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The London Tavern is of historic significance within Paddington and the Woollahra LGA as one of the early hotels of Paddington, whose site has been continuously used as the London Tavern since the construction of the hotel in c1875. It is one of the small number of late Victorian era hotels to remain in Paddington, and to remain in the suburban context in which it emerged and has survived. The London Tavern Hotel is also a surviving example of the type of commercial development that was incorporated into the building of terrace rows during Paddington's suburban development in the 1870s.
Historical association significance SHR Criteria (b)	The London Tavern Hotel is historically associated with a succession of corporate and individual owners and managers of the Hotel, who are representative of the major brewers and small business people who consolidated the social and built environment of Paddington (and Sydney) in the late 19th and early 20th Centuries. The London Tavern Hotel is associated with the Lovelace family of publicans who ran the hotel over the period 1888-1926 years in the late nineteenth and early twentieth century. Between 1912 and 1984 the hotel was owned and operated by the Sydney brewing company, Tooheys Limited, one of the major brewers of the 20th Century in Australia.
Aesthetic significance SHR criteria (c)	The London Tavern is of aesthetic significance for its contribution to the Paddington HCA and to the streetscapes of Underwood and William Streets, in which it is a landmark element. An example of the late Victorian Queen Anne style, the individual architectural styling and detail of the building are distinctive and serve to give the building identity and presence in its context and locality. Its scale, not much larger than the terrace houses and corner shops which form its setting, also supports its contribution to the ensemble of buildings and narrow streets in which it is sited.
Social significance SHR criteria (d)	Hotels are an important part of the social fabric of Sydney's older suburbs as they are a popular meeting place, and celebrated destinations for locals, tourists and visitors. The London Tavern Hotel has a demonstrated social significance arising from the long tradition of hotel trade on its site. While its importance in the current day local community to any particular sub-group or community organization has not been identified in this study, it retains a general significance under this criterion as part of the distinctive group of Paddington hotels which continue to serve the local and broader community which they still attract. Paddington has a history of community and political activism and this has inevitably been facilitated by the local traditions of meeting and socialising in the network of local corner hotels in the suburb, of which the London Tavern is one.
Technical/Research significance SHR criteria (e)	Together with its documentary records, the London Tavern Hotel is an important repository of evidence about its development and of the development of the buildings of its role and type within the suburb of Paddington, and Sydney as a larger entity. The building explains by illustration the formative forces behind the endurance of Paddington and its pubs. The London Tavern also demonstrates architectural responses to the changing licensing laws and commercial needs and requirements of Sydney hotels in the 20th Century. It therefore is considered to meet this Criterion.
Rarity	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a

SHR criteria (f)	vibrant element of its urban fabric and local streetscapes, the London Tavern Hotel is now uncommon, rare and endangered. Market challenges and an increasingly valuable site, attractive for conversion to housing use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner-city suburbs.
Representativeness SHR criteria (g)	The London Tavern is representative of its type as a late 19th Century, small corner hotel building. Small corner hotel buildings from the formative period of the suburb are a key character element of the Paddington Heritage Conservation Area .
Integrity	The exterior of the London Tavern Hotel is substantially intact, the major change having been the loss of its post supported verandah awning. Ground floor openings have changed, but remain sympathetic in the building's presentation. Internal modifications have been carried out on both levels, but the building retains much original fabric with interpretable evidence of change in its fabric and spaces.

HERITAGE LISTINGS	
Heritage listing/s	
	The *London Tavern* is within the Paddington Heritage Conservation Area
	The *London Tavern* is within the National Trust Paddington Urban Conservation Area

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

Type	Author/Client	Title	Year	Repository
Published book	J.M. Freeland	'The Australian Pub' Melbourne University Press	1966	author's copy
Un-published history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre
Un-published report	Peter Lonergan	Assessment of Heritage Impact – The London Hotel	2005	Woollahra Council
Un-published report	Graham Brooks and Associates	The London Tavern Hotel – Statement of Heritage Impact	2009	Woollahra Council

RECOMMENDATIONS	
Recommendations	It is recommended that : • Appropriate Conservation Management Documents be prepared to guide all future change and development of *The London Tavern Hotel* ; • *The London Tavern Hotel* and its interiors be listed as a heritage item in the Woollahra LEP (2014), subject to clarification of the interiors' significance through further detailed assessments in the Conservation Management Documents to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington should be listed as a group item on the Woollahra LEP or on the State Heritage Register; and • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes. • Council officers be available to liaise with owners prior to developing plans for change or development. The significant heritage attributes and elements of *The London Tavern Hotel,* modified and adapted as outlined above and confirmed by full heritage assessment and Conservation Management Documents (CMDs), should be appropriately conserved, adapted and retained. Proposals for new work should

	reflect the CMP policies and demonstrate that they are contributing to the conservation of the significance and commercial viability of the hotel. Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for possible removal or reversal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment should also be carefully considered, for possible alternative arrangements to be made where no detracting visual impact can occur. Only surfaces that have previously been painted should be painted. Face brickwork should not be rendered or painted, and if paint can be easily removed to reveal bricks, this should be considered.

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	5		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Riley for Woollahra Council)	**Date** September 2018	

IMAGES - 1 per page

Image caption	Location of the *London Tavern* Hotel				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

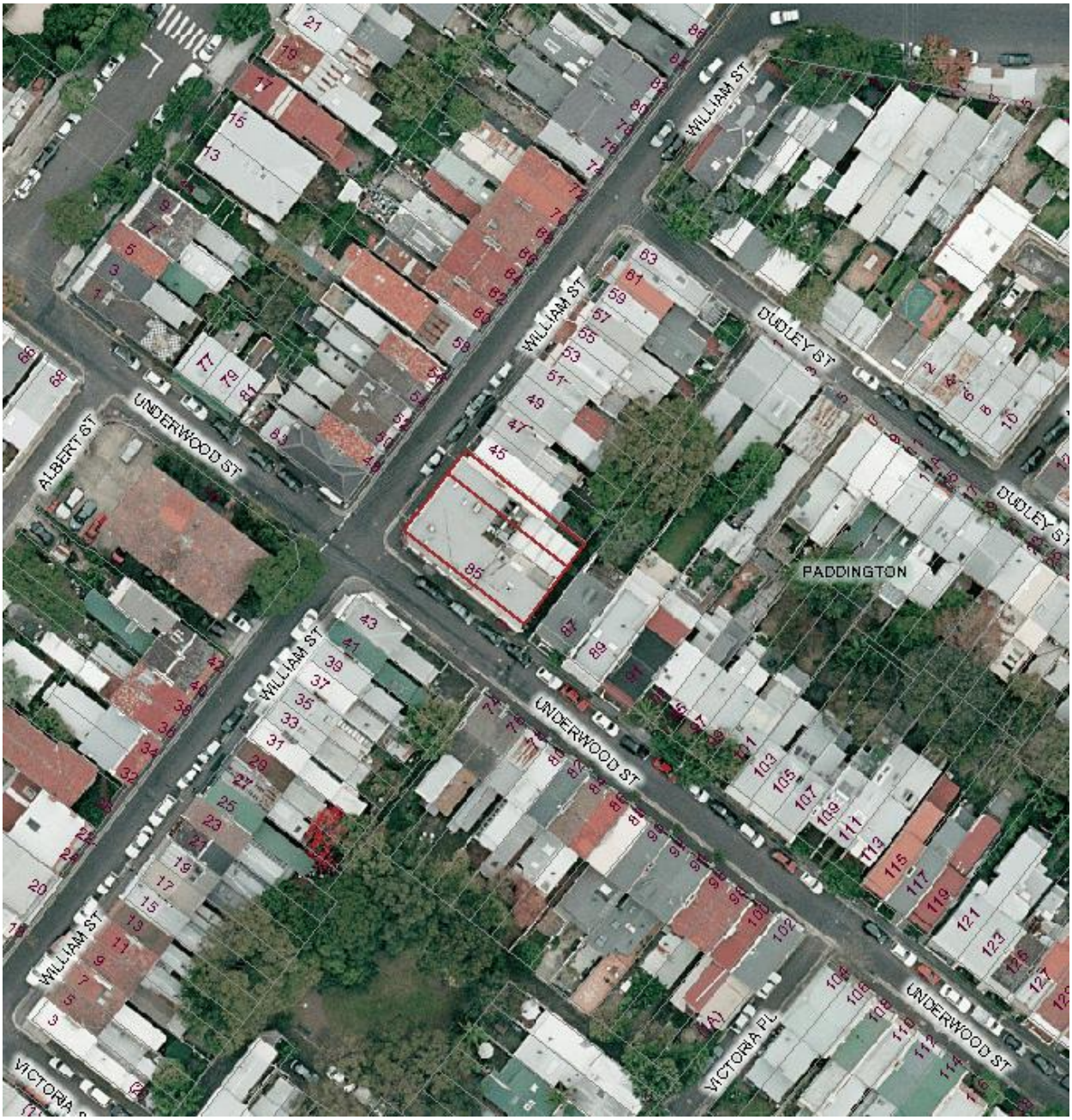


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Image caption	Fig. 1 : Detail of 1875 Subdivision sale map for part of the Underwood Estate. The *London Tavern* was built on the corner of Underwood and William Street, in part lots 15-16, Section 8 in the same year. Note the empty and undeveloped land around the subdivision (Source: SLNSW).				
Image year	18	**Image by**	SLNSW	**Image copyright holder**	SLNSW

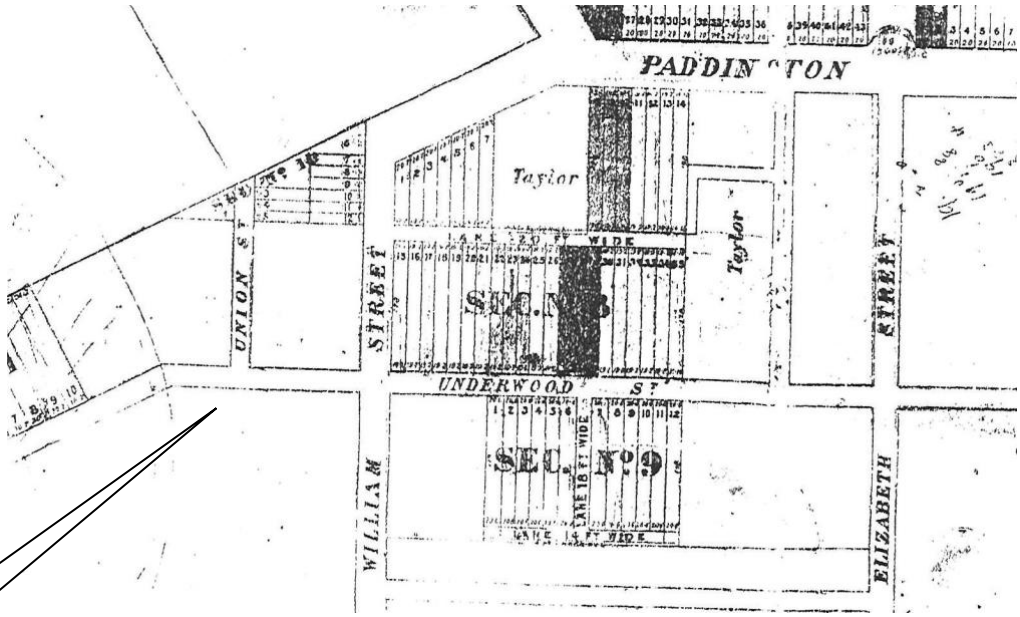

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Image caption	Fig. 2 : Metropolitan Detail Series Sheet 17 ; the distinction between the hotel and the adjacent house is not marked.				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library

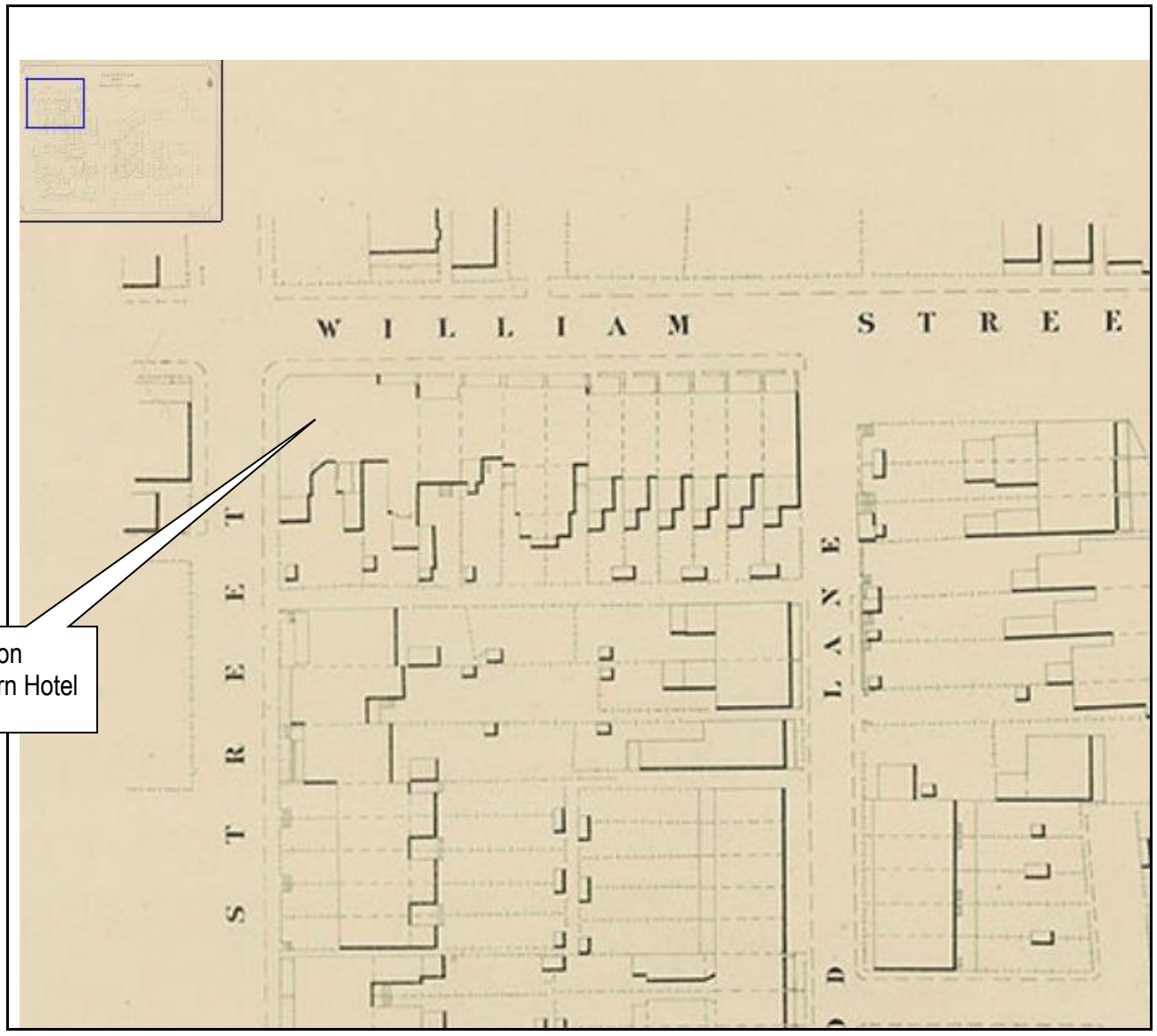

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Image caption	Fig. 3 : Alterations and Additions made to the *London Tavern* in 1926, showing the incorporation of the terrace in William Street, providing extra bar space, expanded cellar, more parlours and accommodation services on the first floor. The early first floor plan layout is shown.				
Image year		**Image by**	E. Lindsey Thompson Architects	**Image copyright holder**	City of Sydney

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Image caption	Fig. 4 :*London Tavern* Hotel, 1930, with original street awning supported by cast iron columns. The William Street façade has been extended to include the adjacent house.				
Image year	1930	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 5 : *London Tavern* Hotel, 1949 ; the post supported awning is still in place, as is the similar example across William Street, and the external walls have a high tiled dado.				
Image year	1949	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 6 : *London Tavern* Hotel, looking down William Street ; the photograph includes the same bystander as Fig. 5.				
Image year	1949	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 7 : *London Tavern* Hotel, 1960 ; the post-supported awning has been removed, and the building painted in lighter colours.				
Image year	1960	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 8 : *London Tavern* Hotel, 1970				
Image year	1970	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	*Fig. 9 : London Tavern* Hotel – "*Juanita's World*" article held in the 'United Service Hotel' file in the Noel Butlin Archives ANU ; *"The thing everyone says about the Tavern and the Garden Courtyard is you'd never dream you were in an Aussie Pub".*				
Image year	July 11 1972	**Image by**	Local newspaper 'Now'	**Image copyright holder**	Noel Butlin Archives ANU

FILE UNITED SERVICES

PADDINGTON

Juanita's World

MEET JUSTINE

London Tavern

The other day I went to one of my favourite pubs, The London Tavern, and — surprise, saw a familiar face.

The new Chef there, who used to have the The Bay Leaf Restaurant in the Bay Lodge Arcade, Double Bay, is now one half of an excellent new catering firm called 'Justine'.

All those who remember the old Bay Leaf with affection will be overjoyed to know that 'Justine' is now providing luscious lunches six days a week at The London Tavern, which as any Paddo identity will tell you is on the corner of William and Underwood Streets.

Luscious is the word for the glazed baked hams, stuffed pork or

Or if you really dig a barbecue, and the The London Tavern has a beauty in their courtyard, "Justine" will set you up with succulent Shish Kebabs, two for a dollar, and that includes a crisp tossed salad !

Lunch runs from noon til 2.30 and you can enjoy it in the sunshine out in the courtyard, or in the adjacent Tavern Room, a cosy corner of the more than 100 years

maybe a perfectly chilled Pinot 365 or Traminer. A port to finish? Galway Pipe — naturally !

The thing everyone says about the Tavern and the Garden Courtyard is that you'd never DREAM that you were in an Aussie Pub, except that you're likely to meet all sorts there— from familiar faces you see on T.V. to your 'friendly' bank manager.

All in all it's a pretty ideal spot to spend an hour or two ripping into 'Justine's' hearty Tavern fare, or delicately toying with their fabulous pate, or quiche — or an omelette perhaps?

'Justine's' also cater for private parties large or small. You can ring them on 665-8523, or, if you want to sample their wares first,—make a point of lunch at The London Tavern.

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NOW

Warren Hudson's UNDERGROUND COUNTRY

"Slade Alive"! The perfect party LP! Loud and Aggressive! With perfect audience participation. Even going to the extent of the tambourine player from the audience.

The Group consists of four reformed skinheads. Nutty Holder (vocals and guitar), Dave Hill (lead guitar and vocals), Jim Lear (bass guitar and vocals), and Dave Powell (on drums).

They do a variety of gear including the John Sebastian composition "Darling Be Home Soon", (which, by the way, is the only soft track on the LP). But of course the electric guitar of Dave Hill rips occasionally. Other tracks include "Born To Be Wild" by Steppenwolf, and five others. This group really takes you back to the original rock and roll sound, and is well worth the $5.95.

"The Rare Earth" (double LP) has been released by EMI

IMAGES - 1 per page

Image caption	Fig. 10 : *London Tavern* Hotel ; all posted awnings are gone from the intersection and Tooheys' signs removed.				
Image year	unknown	**Image by**	unknown	**Image copyright holder**	Woollahra Local History

IMAGES - 1 per page

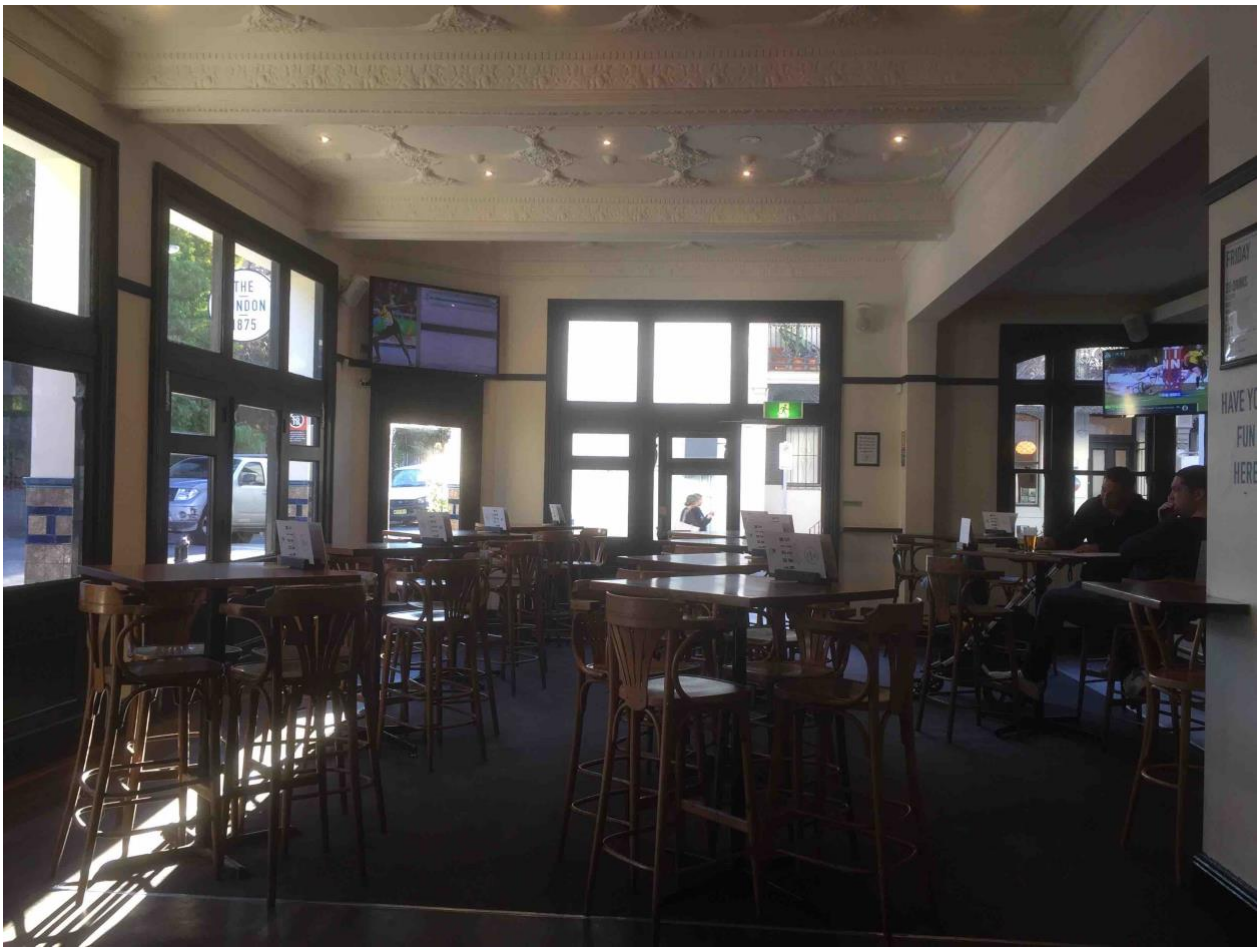
Image caption	Fig. 11 : The *London Tavern* 2009 ; a different colour scheme.				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

Image caption	Fig. 12 : The *London Tavern* 2018 ; now painted white, but retaining its details, including the tile work dado. Bollards defend the footpath.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

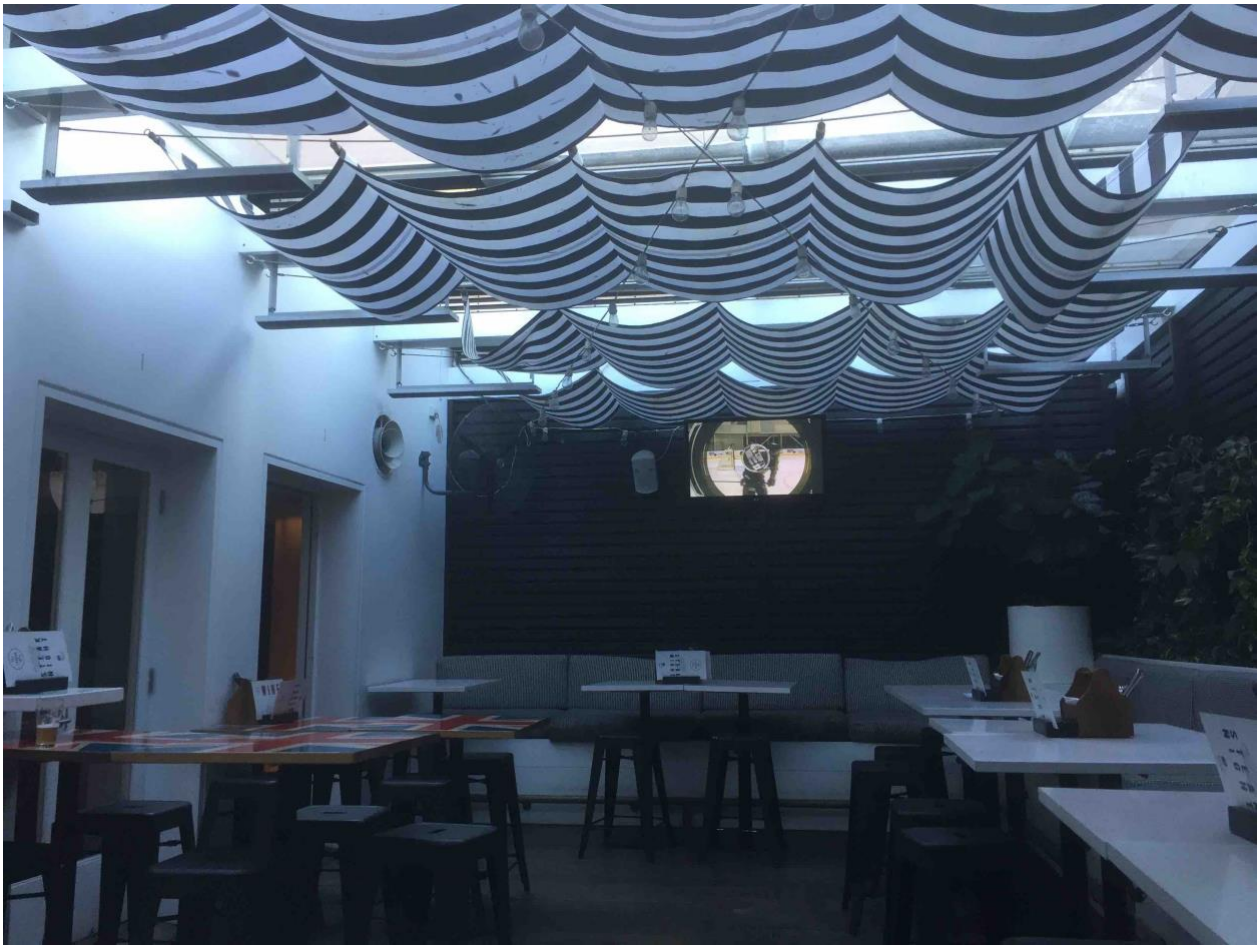
IMAGES - 1 per page

Image caption	Fig. 13 : The *London Tavern* 2018 ; the public bar, in which the former partition walls and spaces can be read in beams and bulkheads.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd



IMAGES - 1 per page

Image caption	Fig. 14 : The *London Tavern* 2018 ; interior of the "garden courtyard", the former rear yards of the pub and adjoining terrace house, with screened glass roof				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd



Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**The Paddington Arms Hotel – trading as The Paddington**		
Other Name/s Former Name/s	Canberra Hotel (1913-c.1990); Kitty O'Shea's (c.1990-2003); Elephant and Wheelbarrow (2003-6); The Paddington Arms (2006-2014) ; The Paddington (2014-)		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	384		
Street name	Oxford Street		
Suburb/town	Paddington	**Postcode**	2021
Local Government Area	Woollahra Municipality		
Property description	Lot 1 DP 68955		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	The *Paddington Arms Hotel* is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's older, successful and enduring hotels. It occupies a site that has been in continuous hotel use since the urban consolidation of Oxford Street in the 1860s, when the building that formerly occupied this site, the *Tradesman's Arms,* was established as one of the emerging commercial area's first hotels. While it is not a prominent physical or corner landmark in the way some other Paddington Hotels are, "*The Paddington"* is a part of Oxford Street's tapestry of development across 150 years, and a signifier of Paddington's emerging and growing importance in Nineteenth and Twentieth Century Sydney. As with other early hotels of Paddington, *The Paddington* is of historical and social significance as a reference point for community identity, as Paddington's early pubs were and remain, serving their evolving community across more than 150 years of demographic change until its re-emergence in the later Twentieth Century as a popular, desirable and fashionable area to live, close to the city. *The Paddington* has a particular interest in the longevity of its operation and the complex archaeology of its site, the building including stone fabric in its basement and other built-in elements retained from the former *Tradesman's Arms*, the earlier hotel established on the site in the 1860s. The Hotel's long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose records together with those of Woollahra Council support interpretation of the building's history of change in step with its community. *The Paddington* is of aesthetic significance, having a modest, individual streetscape and townscape presence in its locality, derived of its simple, individual but		

	sophisticated architectural design and construction. Its Edwardian/Federation - Queen Anne Revival (Arts and Crafts) styling make it individual in the locality. While its interiors have sustained much change, they continue to illustrate its story and evolution, and support its contributory importance in the Paddington Heritage Conservation Area. Its ambitious, high-quality recent interior fit-out and adroit management have seen it assume a high-profile place in Paddington's commerce as well as its evolving heritage identity.	
Level of Significance	State ☐	Local √

DESCRIPTION						
Designer	The former *Tradesman's Arms* was rebuilt as the *Hotel Canberra* to designs by Spain & Cosh (1913) incorporating the cellar and rear service wing of an earlier unknown designer. Further modified by Joy & Politt (1940); Tooths Architects Office (1946); Sidney Warden Architect (1947); A.J.Osbourne Architect (1967); Design Technik (plans1989); Oldfield & Knott Architects (2003); Acme & Co Architects with Studio Snoop (2017?).					
Builder/ maker	Not known					
Physical Description	The *Hotel Canberra* still presents to Oxford Street largely as it did when built in 1913, a three-storey Edwardian/Federation commercial building of restrained Arts and Crafts style and decoration. A central bay holds an arched recess from which a projecting timber fretwork-balustered balcony extended, now replaced with a steelwork railing. Above is still a tall half-hexagonal projecting bay window with heavy cornice and double hung sash windows which continue the sash character of the façade's brick bays each side. These bays are plain and flat, save for some contrast-coloured string courses, rendered sills and label moulds (the latter only on the first floor). On each side, close under the parapet, heavily hooded name panels identify the Hotel Canberra. The parapet concealing the skillion roof is stepped but otherwise plain brickwork. At the ground floor, the doors from the street to the public bar have been re-styled a number of times, until the most recent treatment was put in place as part of the major make-over by the Merivale Group. A suspended modern box-form awning shelters the ground floor front openings. At the rear the Hotel has been substantially altered and extended, and now presents a large modern box-form addition visibly engaged with the rear forms of the 1913 building. Side parapets conceal the new roof, there are minimal rear facing windows, and rear access is provided from Victoria Street, with basement storeroom access for deliveries and staff. Internally the Hotel has been substantially modified in a number of phases of work, the most recent being for the current Merivale Group presentation of the building. Functionally the building is interlinked with the adjoining premises to the north, a take-away sandwich kitchen and coffee outlet, with a further Merivale development to the north, being the former *Sussex Hotel* now presented as "Fred's" (Restaurant). All three premises are still read as individual from Oxford Street.					
Physical condition and/or Archaeological potential	The Hotel is in a good condition following the most recent, extensive makeover by the current owners. The basement, former cellar level of the building retains extensive sandstone walls, footings and elements which as the 1913 plans suggest, appear to have been retained from the earlier *Tradesman's Arms* (of c.1867). These appear to contain evidence of the earlier building and thus have an archaeological significance, supporting the surviving documentary evidence.					
Construction years	**Start year**	1867 first building ; 1913 major re-build	**Finish year**	-	**Circa**	√

Modifications and dates	The first hotel building upon the subject site, the *Tradesman's Arms*, is believed to have been built and opened c.1867. The site was vacant in 1865 (Fig. 3). A photograph of the more developed Oxford Street streetscape (Fig. 4) shows the older two-storey hotel with typical 1860s façade detail and fenestration and a post-supported street awning continuous with others in the street (along with a horse-drawn omnibus). The Surveyor-General's usually helpful mapping of 1886 (Fig.2) does not assist with much suggestion of the old building's form. The drawings by architects Spain & Cosh for the substantial reconstruction of the site as the Canberra Hotel in 1913 show the incorporation of the basement cellars of the old building into its new successor (Fig. 5) and this is borne out by the presence of extensive sandstone walls and footings under the present building today (Fig. 6). The drawings also show the retention and incorporation of the three-level rear service wing of the old hotel building, including its roof, into the renewed *Canberra Hotel*. Across the latter half of the 19th Century, there have been the usual, typical alterations to the bars and toilets of the Hotel, some as a result of Licensing Court Orders (e.g., in the 1930s). In 1940, Joy & Pollitt Architects (notably the architects for the *Unicorn Hotel* of 1940) designed alterations to increase the length of the main bar counter, together with other structural alterations and repairs and additions to meet the requirements of the Licensing Court. In 1940 plans prepared by the Tooths Architects Office for similar reasons showed proposed minor toilet amendments adjacent to the service wing (Fig.7). In 1947, Sidney Warden, Architect, designed alterations and additions to the Public Bar to further increase its size by incorporating the Ladies' Parlor and changes to the entrance hall, lavatories and a new bottle department in the former dining room. In 1967, A.J. Osborne, Architect, designed further extensive and diverse alterations and additions to the Hotel, removing walls, combining and converting rooms and room uses, and improving toilets and guest facilities. From 1930 to 2000, the building's street persona changed little (see Figs. 11 to 13). A comparison of the more recently surveyed layout of the Hotel, at each of its levels in 2003 (Figs.8a & 8b) with the 1913 plans (Fig.5) indicates that only relatively recent changes have been effective in arriving at its current format. Most notable is the "deconstruction" of the rear service wing form (kept in the 1913 works) and its incorporation within the addition of the large rear double height volume with kitchen and stair access to the first-floor bar, dining areas, and toilets. The service wing survived into the 21st Century, as shown in the extensive documentation prepared for alterations across the 1990s and early 2000s. Council approved plans prepared by Design Technik in 1989 for Gotha Holdings include measured drawings of the building and extensive alteration proposals, but the measured drawings included in the plans for a major refurbishment prepared by Oldfield & Knott Architects in 2003 suggest the 1989 plans were not proceeded with. The 2003 measured drawings and photographic record of the building - then known as Kitty O'Shea's - prepared by Oldfield & Knott Architects as part of the comprehensive renovation brief to them indicate that their work was to effect key changes now evident in the building, including the large (and large internal volume) rear addition in the refurbishment plans (Figs.10,16). This space was to include a corner stage (presumably to support use as a music venue) in the location of the current master kitchen. The formerly external parking area in the rear yard was internalised as a delivery area/parking area adjacent to the storage and plant of the existing basement. On the first and second floors of the building, this work established the current internal planning arrangement of those floors with patrons' stair access from the rear grand space to the first floor dining areas and second bar; above this on the

	second floor are a second full kitchen and office. This work also established the service "circulation spine" of stairs along the northern (north-west) side wall. The current presentation and fit out of the building were undertaken for the Merivale Group by Acme & Co. Architects in association with interior designers Studio Snoop. The interiors are perhaps the latest example of the fashionable, romantic interior movement apparent within "modern" pubs where a high quality, more domestic character, evocative of and influenced by both the real and imagined past of the building and locality, complements the high aspirations and professionalism promoted for the restaurant and bar services offered (Figs.14,15,16).
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them. By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[1] Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether any new publicans license's should be granted in the coming three years, and if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[2] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[3] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their

[1] Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[2] Kelly, *op cit,* p.181.
[3] *from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*

beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the Twentieth Century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well.

Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the Nineteenth century hotel into larger public bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the public bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, public bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[4]

External change to the appearance of hotels was also common during the first decades of the 20th Century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities.

During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[5] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[6] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents.

Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment.

Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while

[4] *Freeland J.M. op cit p176*
[5] *Wikipedia http://en.wikipedia.org/wiki/Australian_pubs*
[6] Freeland J.M. *op cit p192*

	publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner-city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	Paddington is part of the land of the Cadigal people. In March 1811, Governor Macquarie directed the 73rd regiment to commence clearing the land for the construction of a new road from Sydney town to the signal station at South Head. The road, running along an earlier track, was completed by June and formed the basic structure of South Head Road, renamed Oxford Street in 1875. The road opened the way for development, with one of the first houses in the area being Robert Cooper's Juniper Hall facing South Head Road and James Underwood's Glenmore Distillery, as well as a scattering of villas across the estates that had been granted through the area. Juniper Hall was by Robert Cooper, who retained 3 acres of a 100 acre grant jointly held by himself, James Underwood and Francis Ewan Forbes. By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the partnership was dissolved. 97acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.[7] Juniper Hall and the distillery remained isolated buildings until 1841 when work began on what was to become the suburb of Paddington. The exposed, sandy nature of the area had seen it largely overlooked in the first 50 years of Sydney's development, until Governor Bourke settled on the area for the construction of a new military barracks complex. Work on Victoria Barracks began in February 1841, with stonemasons, builders and artisans moving into newly erected cottages on South Head Road opposite the barracks during construction. These rudimentary houses were the foundation of the village of Paddington. The site rapidly expanded as stores, produce merchants, hotels, water carriers, blacksmiths and other tradespeople moved in to service the barracks, soldiers and their families.[8] The large estate of James Underwood was first subdivided in 1839, with an area stretching from Juniper Hall, along Oxford Street (then still known as South Head Road) to Jersey Road and down to Paddington Street, taking in the main strip of Oxford Street. Underwood, Paddington, Elizabeth and William Streets were formed as part of this subdivisions, known as the Paddington Estate. Eighty allotments were offered, with Juniper Hall and its 3 acre grounds excluded. A part of the estate

[7] Parkinson, The Underwoods : Lock, Stock and Barrel"
[8] Kelly, M., op cit., p.19

fronting South Head Road between Elizabeth and William Streets including the future site of the *Paddington Arms* hotel, was marked on sales maps as being a market garden.

Despite the release of land, this stretch of South Head Road, it was slow to develop. Samuel Lyons had purchased the portion between Elizabeth and William Streets from the Paddington Estate sales, but being further up the slope from the main village around the barracks the lots had not been developed until the early 1850s. One of the first buildings in this section was the *Paddington Inn*, on the corner of Old South Head road and William Street, opened by Rueben Beard in 1848, and run by Mary Beard. This popular inn was the stopping place for the omnibus from Sydney from c1853. The *Paddington Inn* was followed in the same block by the *Sussex Arms Hotel* in c1860 with a few shops and businesses opening around the same time. In 1863 the remaining lots fronting South Head Road of the Lyon's estate were sold and the strip began to develop.

The First Hotel: The *Tradesman's Arms*
In c1867, James Bohan opened a new hotel on South Head Road, built on part of Lots 81, 82 and Lots 83 and 84 of the Lyon's subdivision, with the blocks facing South Head Road and Victoria Street (at the rear).[9] Bohan named the hotel the *Tradesman's Arms*, likely a reference to the many trades that were then practised in the locality. The hotel was one of nine hotels recorded as trading in the Paddington suburb in 1867, of which eight were on the South Head Road. This cluster of pubs shows the growing importance of the street as the main thoroughfare through Paddington and the focus of the commercial activity.[10] The hotel was used, as others were, for local inquests, community gatherings, political meetings and as a place for entertainment. In 1870 for example, Bohan applied for and received a licence to have Bagatelle tables. Bagatelle was a game derived from billiards, in which balls had to be sunk in holes guarded by wooden pins, with the object being to knock the least amount of pins down in the process.[11]

Bohan died in December 1871 and the licence passed to Sarah Bohan, his wife who continued to run the hotel until her own death in 1899, when the licence passed to her son, also called James Bohan. Bohan held the licence until 1905 when it was transferred to William Denis Lynch, although the Bohan family retained ownership of the hotel itself until 1934.

The *Canberra Hotel*
In 1913 the Bohans remodelled the old hotel and changed its name to the *Hotel Canberra*, later the *Canberra Hotel*, to celebrate the official naming of the new national capital site that had taken place in March 1913. Although no specific images of the old *Tradesman's Arms Hotel* have been located, plans of the new *Canberra Hotel* appear to indicate that at least some of the former hotel building survived. A photo looking west along Oxford Street in 1910 shows a line of two storey terrace style commercial buildings, one of which was the hotel prior to its rebuild. The 1913 plans, colour coded to show old work and proposed new work, show a three-storey hotel with basement cellar. The cellar appears to have been extended from an earlier configuration, with excavation towards Oxford Street and the removal of part of the original wall, with a spirit store, fuel store and what is described as a Man's Room also in the basement. The basement was accessed via stairs in a side passage and from the rear yard. The main bar was on the ground floor, with a long serpentine public bar and two parlours. Again the plans appear to show the removal of internal walls to extend the bar area. The ground floor also included toilets, a dining room, kitchen and pantry and stairs to the upper levels. Over the footpath a suspended awning was erected, probably replacing an earlier post awning.

[9] LPI Certificate of Title V.2469 Folio 71
[10] Sands Sydney and Suburban Directory, Paddington, 1868
[11] SMH, 27 June 1870

The two upper levels were dedicated to accommodation, with five bedrooms and a sitting room on the first level, as well as a bathroom and small balcony on the Oxford Street frontage. The rear two bedrooms were accessed via a balcony that ran along the eastern side of the hotel. Another four bedrooms and bathroom were located on the top floor. The façade was finished in a symmetrical, Federation style red brick work, with contrasting bands of slate coloured brick on the upper parapet. The newly rebuilt hotel was licensed to Daniel Minihan who retained it until his death in 1920, when it passed to his widow Annie. In March 1934 the hotel was purchased from the Bohan family by Tooth & Co, who continued to lease the hotel to various publicans. The purchase of the *Hotel Canberra* added to the growing stable of hotels either owned by Tooth & Co or that they held the head lease on in Paddington, with at least nine others under their control by 1934. In 1940 a new public lavatory and new toilets were added on the ground floor, extending those that were already there and in 1946 a new cold room and refrigeration equipment was installed. The publican at the time, Fred Kay, had been Australian Welterweight boxing champion between 1915 and 1920.[12]

In 1958-59 the front awning had been replaced and in 1967-1968 alterations and extensions to the cost of $24,143 were carried out by architects A.J. Osborne for Tooth & Co at the hotel including the installation of new reinforced steel joists (RSJ) under the existing men's toilets on the ground floor, the installation of new drainage lines and the resurfacing of the yard and the installation of another new cold room. In 1975 the entire corrugated roof was also replaced. The following years, the licensee, Edward Haire who had run the hotel since 1963, transferred the licence to Mrs Margaret Hutchings, formerly of the *Orient Hotel* in the city. At this time three of the bedrooms were no longer in use, having been converted into living rooms and lounge areas, reducing the total to seven, three on the first floor and four on the top floor.

In 1981 Tooth & Co decided to sell the hotel, offering it first to Mrs Hutching's, who declined the offer but went on to unsuccessfully bid at the public auction in October. Hutchings purchased another Tooth hotel, the Royal Albert in Camperdown instead. The *Canberra Hotel* was sold for $610,000 to Paul Spies and David Hawkins. Part of the company's reasoning for the sale was the their determination that Paddington at the time was over serviced by hotels, with Tooth owning eight freeholds in the area. The small size of the hotel, the dated layout and the absence of a serviceable beer garden or ground floor food facility all added to the hotels limitations in the eyes of the Tooth & Co managers.[13]

In 1987 the ground floor of the hotel was modified to include a restaurant, with the first floor converted to accommodate offices and the top floor to a residence. During the 1990s the hotel changed its name to *Kitty O'Shea's* and rebranded itself as an Irish theme pub. Food service was discontinued, with the ground floor bar refitted in an Irish style and the first floor bar area occupied with pool tables. Irish music and jazz were featured five nights a week in the upstairs and downstairs bars.[14] In 1998, the first floor, which by then was again being used for food service, was converted back to hotel use (probably including the installation of a bar).
In 2003 the pub changed its name again, this time to the *Elephant and Wheelbarrow*, changing from the Irish theme to an English theme, and reinstating food at the same time. In 2006 the hotel changed its name once more to the *Paddington Arms*. A new timber and glass shop front was installed, with internal modifications to the bar and gaming room area.

[12] *The Sun,* 1 November 1947, p.5.
[13] Canberra Hotel, Paddington Securities File Z323/Box 181 Tooth & Company Collection, Noel Butlin Archive.
[14] Neal, S & S. Guest, *Sydney Pubs*, Sandstone Publishing, Sydney, 2000, p167.

	In 2014 the hotel was sold to the Merivale group, who renamed the hotel again to *The Paddington*. A major internal refit was undertaken by Merivale with new signage, new internal staircase and additions to the first floor balcony, a new restaurant and other modifications.[15] The hotel continues to trade as *The Paddington* in 2018.

THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criterion (a)	The *Paddington Arms (The Paddington),* formerly the *Canberra Hotel*, is of historic significance within the Woollahra Municipality and Paddington as an example of the small, late Nineteenth Century suburban hotels which were developed to serve the early local community and have continued to do so over 150 years. Its redevelopment in 1913, as a more fashionable and comfortable Edwardian/Federation style hotel building offering modest accommodation and beverages - and subsequent improvements to sustain its services and business operation – all reflect themes identifiable across the older small pubs of the suburb. Built upon the site and foundations of the preceding *Tradesman's Arms Hotel* as the former *Canberra Hotel* building, *The Paddington* has a complex, almost untidy history of change and intervention, but retains elements and structures of one of Oxford Street's earliest hotels in its fabric and illustrates not only its own history but that of its genre and the suburb extant around them.
Historical association significance SHR Criterion (b)	The Hotel was developed in 1867, then run and latterly owned and leased by the Bohan family (descendants of James and Sarah Bohan) until sold to Tooths in 1934. The Hotel was one of the suite of hotels owned and operated by the Sydney brewing company, Tooth & Co. Tooth & Co were owners of 22 hotels in Paddington during the 19th and 20th Centuries, with hundreds more in their ownership across Sydney and NSW, making them one of the largest hotelier companies in NSW history.
Aesthetic significance SHR criterion (c)	As an example of the later and almost austerely-designed Arts-and-Crafts/Federation style hotels of Woollahra and Paddington, built just on the brink of the First World War, the *Paddington* has an individual stylistic design personality supporting its contribution to the Oxford Street streetscape. Its street presence has remained almost unchanged for its 105 years, while others around it have lost the integrity of their architectural and design expression.
Social significance SHR criterion (d)	Hotels have been and are an important part of the social fabric of Sydney's older suburbs as popular meeting places, and celebrated destinations for locals, tourists and visitors. While the importance of *The Paddington* in the current day local community or to any particular sub-group or community organisation has not been researched in this study, its community esteem has been demonstrated in its

[15] https://www.dailytelegraph.com.au/newslocal/city-east/justine-hemmes-turns-his-back-on-late-nights-to-pour-his-fortune-into-paddington-bars-and-restaurant/news-story/c2461fffe2cf6f95ba8d276c71c70c5a

	prolonged commercial success. It is part of the small distinctive group of Paddington hotels which continue to serve the local and broader community, giving identity and individuality to the suburb. Paddington has a history of community and political activism and this has inevitably been facilitated by the local traditions of meeting and socialising in the network of local hotels in the suburb, of which *The Paddington* is one. Almost all of the group of older hotels feature first floor balconies from which local candidates could "electioneer", addressing crowds assembled in the street.
Technical/Research significance SHR criterion (e)	*The Paddington* retains important physical evidence of its evolution as an exemplar of the late 19th Century/ early 20th Century Sydney pub, and specifically of the "local pub" as it featured in the early, densely settled suburbs like Woollahra, and specifically Paddington. Together with the substantial archival records of its use and adaptation across its life, this Hotel demonstrates the processes of change in buildings of its genre, responding to the changing society in which it is valued and continues to serve.
Rarity SHR criterion (f)	As one of the small group of earlier, historically significant hotels in Paddington still trading, and one which incorporates fabric from the preceding, very early hotel built upon its site, *the Paddington* is considered to meet this criterion.
Representativeness SHR criterion (g)	After consideration of its retention of the 1913 external design, the retention of incorporated elements of the preceding 1867 building, and the cumulative record of changes in its interiors culminating in the most recent phase of adaptation, it may still be concluded that *The Paddington* is nonetheless still representative of the small local hotel crucial in the distinctive urban pattern of the Paddington Heritage Conservation Area, and hence meets this criterion.
Integrity	The Oxford Street elevation of *The Paddington* is substantially intact with the exception of the balcony rail, suspended awning and ground floor door joinery. The internal fabric has been extensively modified in successive stages of work, but retains important evidence of its 1913 redevelopment, including elements of the 1867 cellars and foundations, retained and incorporated in that work. It is therefore considered to retain a significant integrity.

HERITAGE LISTINGS	
Heritage listing/s	The Paddington Arms is within the Paddington Heritage Conservation Area recognised by Woollahra Council in its LEP
	The Paddington Arms is within the National Trust Paddington Urban Conservation Area

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

Type	Author/Client	Title	Year	Repository
Written Graphic/Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
Published book	J.M. Freeland	'The Australian Pub' Melbourne University Press	1966	author's copy
Unpublished history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre

Unpublished history	L.G. Norman	Historical Notes on Paddington	undated	Woollahra Local History Centre
Unpublished report	Oldfield & Knott Architects Pty Ltd	Kitty O'Shea's Photographic Record	2003	Council Records

RECOMMENDATIONS	
Recommendations	It is recommended that: • Appropriate Heritage Conservation Management Documents be prepared, so that continuing future use and adaptation support the Hotel's heritage significance; • Council officers be available to liaise with owners prior to developing plans for change or development; • *The Paddington* including its interiors be listed as a heritage item in Woollahra LEP 2014; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington should be listed as a group item on Woollahra LEP 2014 and on the State Heritage Register; and • the continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, managed through heritage listing and subject to environmental and heritage impact assessment processes. The significant heritage attributes and elements of the *Paddington,* modified and adapted as outlined above and confirmed through preparation of an appropriate heritage management document (ideally a CMP) should be appropriately conserved, adapted and retained. Proposals for new work should reflect identified conservation policies and demonstrate that they are contributing to the conservation of the Hotel's significance and commercial viability. Council and the Hotel owners should liaise regarding any proposed changes and the management options set out in Clause 5.10 of the Woollahra LEP 2014 remain available. Existing alterations and additions, which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. 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. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment should also be carefully considered to avoid detrimental impacts.

SOURCE OF THIS INFORMATION To be completed if this form is part of a heritage study or report			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	7		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Reilly for Woollahra Council)	**Date** 2009/2012, amended 11/2018	

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Image caption	Fig. 1: Location of the *Paddington Arms Hotel*				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

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Image caption	Fig. 2: *Paddington Arms* site, Metropolitan Map Series Sheet 14				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library

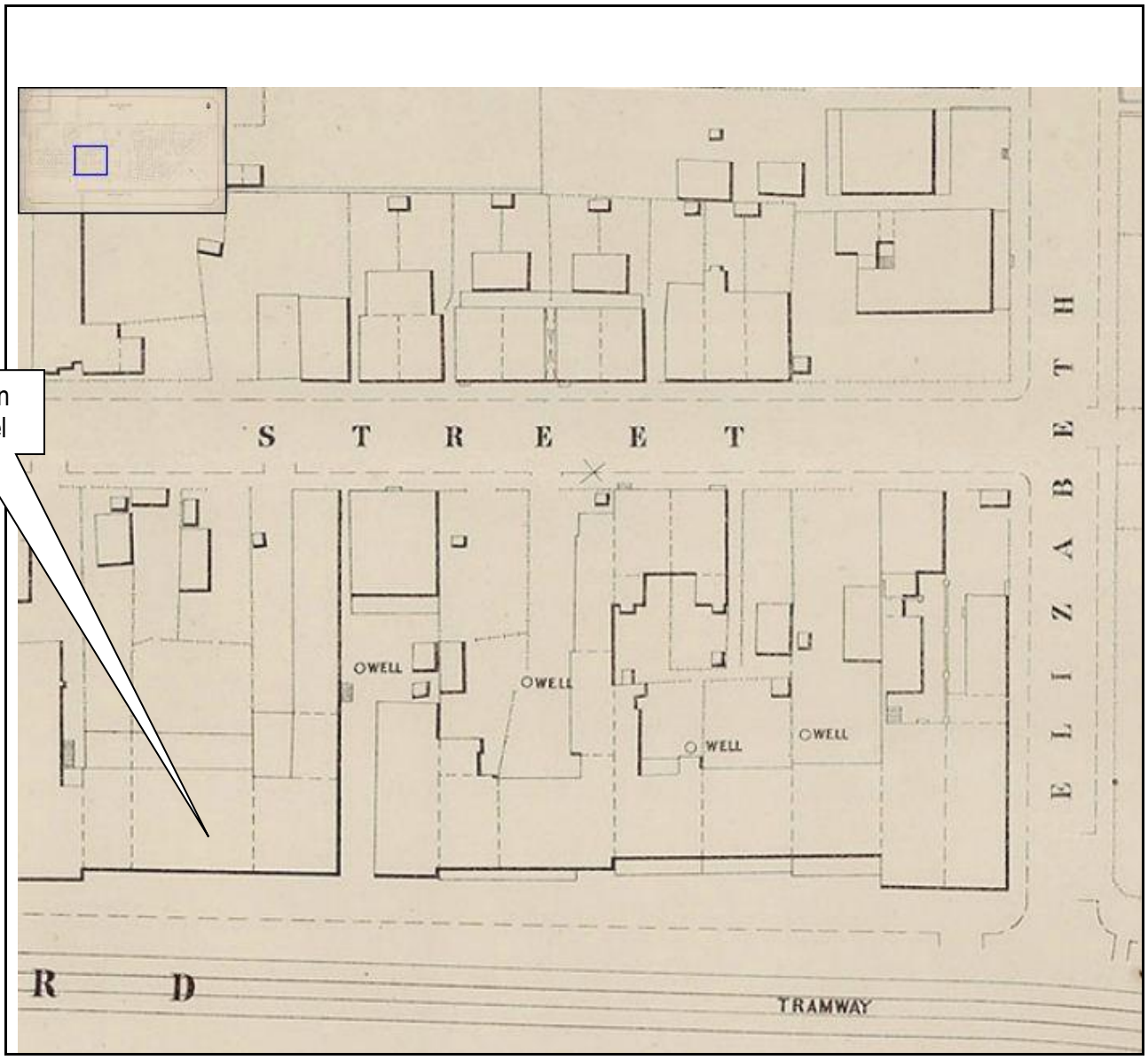

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Image caption	Fig. 3: cropped section of a survey of Old South Head Road (Oxford Street) in 1865 showing the vacant site where the *Tradesman's Arms Hotel* (later *The Paddington*) would be built in 1867. Although the street was by then an important thoroughfare and high street for Paddington, there were still empty blocks waiting development				
Image year	1865	**Image by**	State Library of NSW	**Image copyright holder**	State Library of NSW

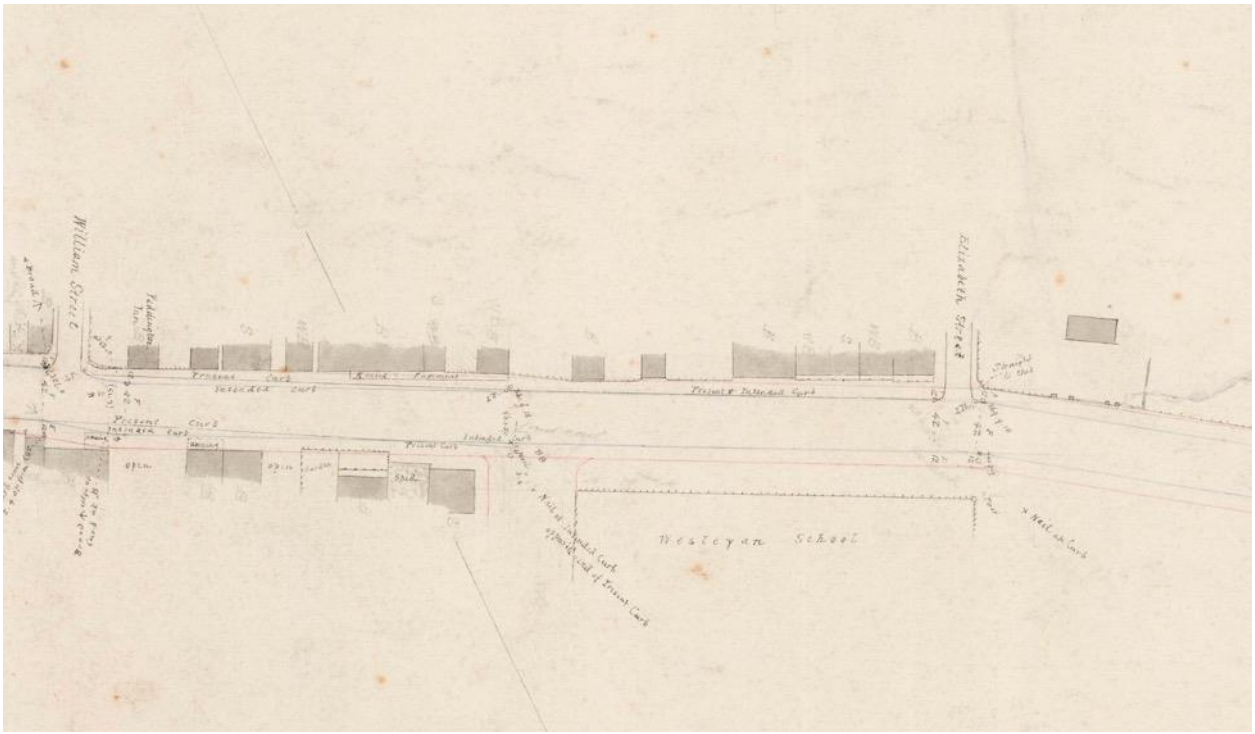

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Image caption	Fig. 4: Looking west along Oxford Street from near the corner of Elizabeth Street. The three-storey commercial building in the middle distance is 388-390 Oxford Street (currently the Commonwealth Bank). The *Tradesman's Arms Hotel* is three properties along, shown as a two-storey building.				
Image year	1865	**Image by**	Paddington Municipal Council Jubilee History	**Image copyright holder**	Woollahra Council

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Image caption	Fig. 5: "Plans of *Hotel Canberra*" by Spain & Cosh Architects. The blue walls and blue shading of floors on the plan drawings indicate retention of existing fabric within the new work.				
Image year	Drawing 1913	**Image by**	State Records of NSW	**Image copyright holder**	State Records of NSW

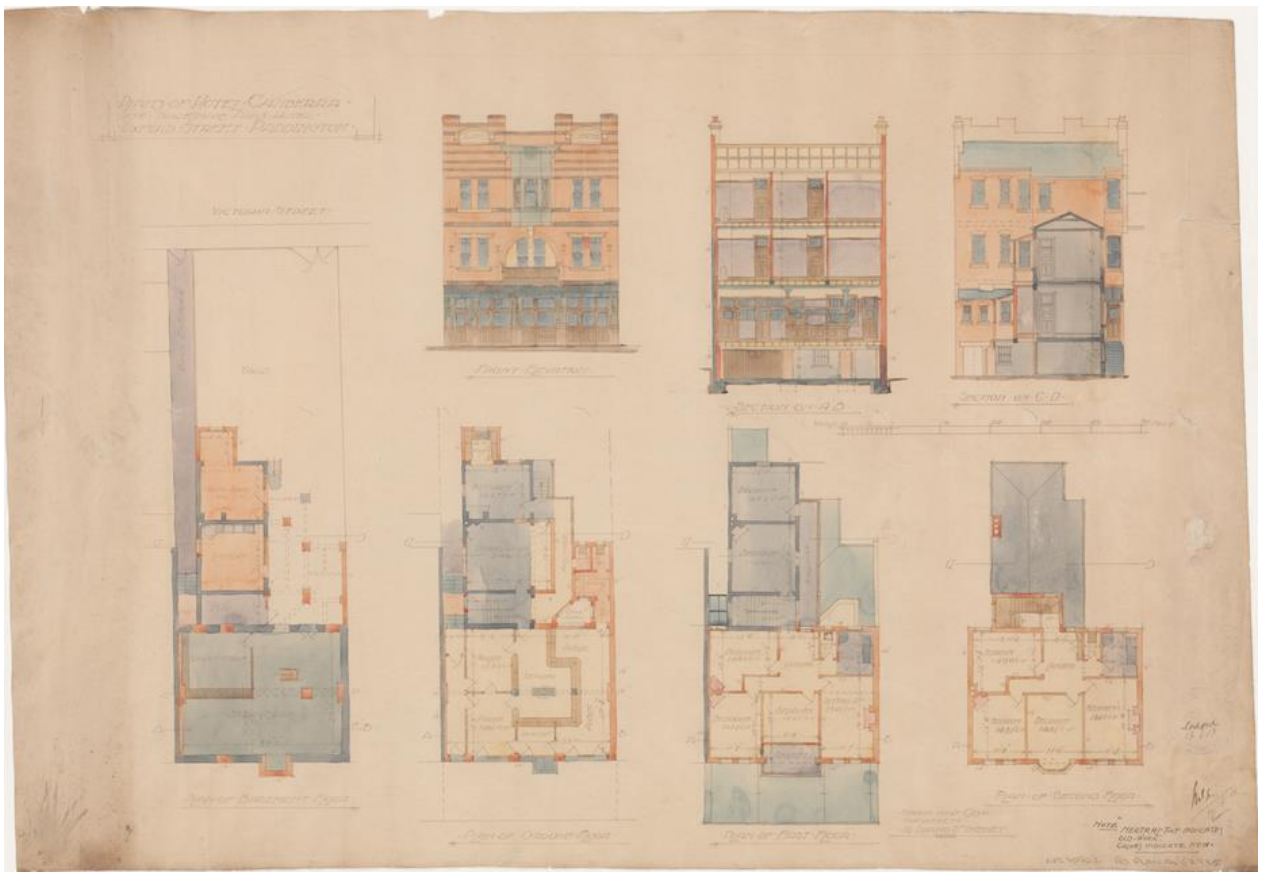

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Image caption	Fig. 6: Detail within the former cellars of the Tradesman's Arms, now the *Paddington Arms*; worked sandstone walls and openings remain.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 7: Plans by the Tooth's Architect's Office for works ordered by the Licensing Court. The rear service wing of the former *Tradesman's Arms Hotel* retained in the 2013 works, is still largely intact.				
Image year	1940	**Image by**	Tooth & Co Architect's Office	**Image copyright holder**	Archives Office of NSW

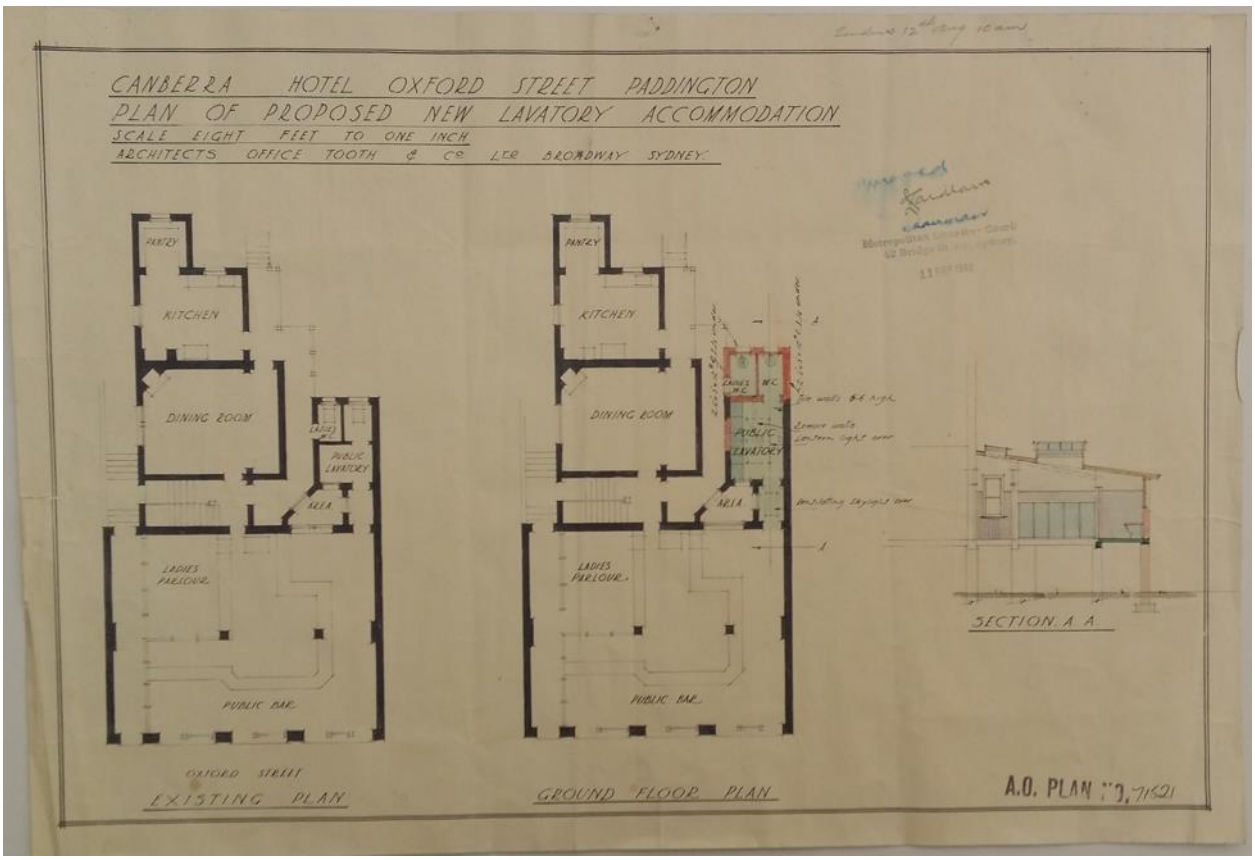

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Image caption	Fig. 8a: Measured survey plans of the *Paddington Arms* hotel (found in Council archives)				
Image year	2003	**Image by**	Oldfield & Knott Architects	**Image copyright holder**	Oldfield & Knott Architects

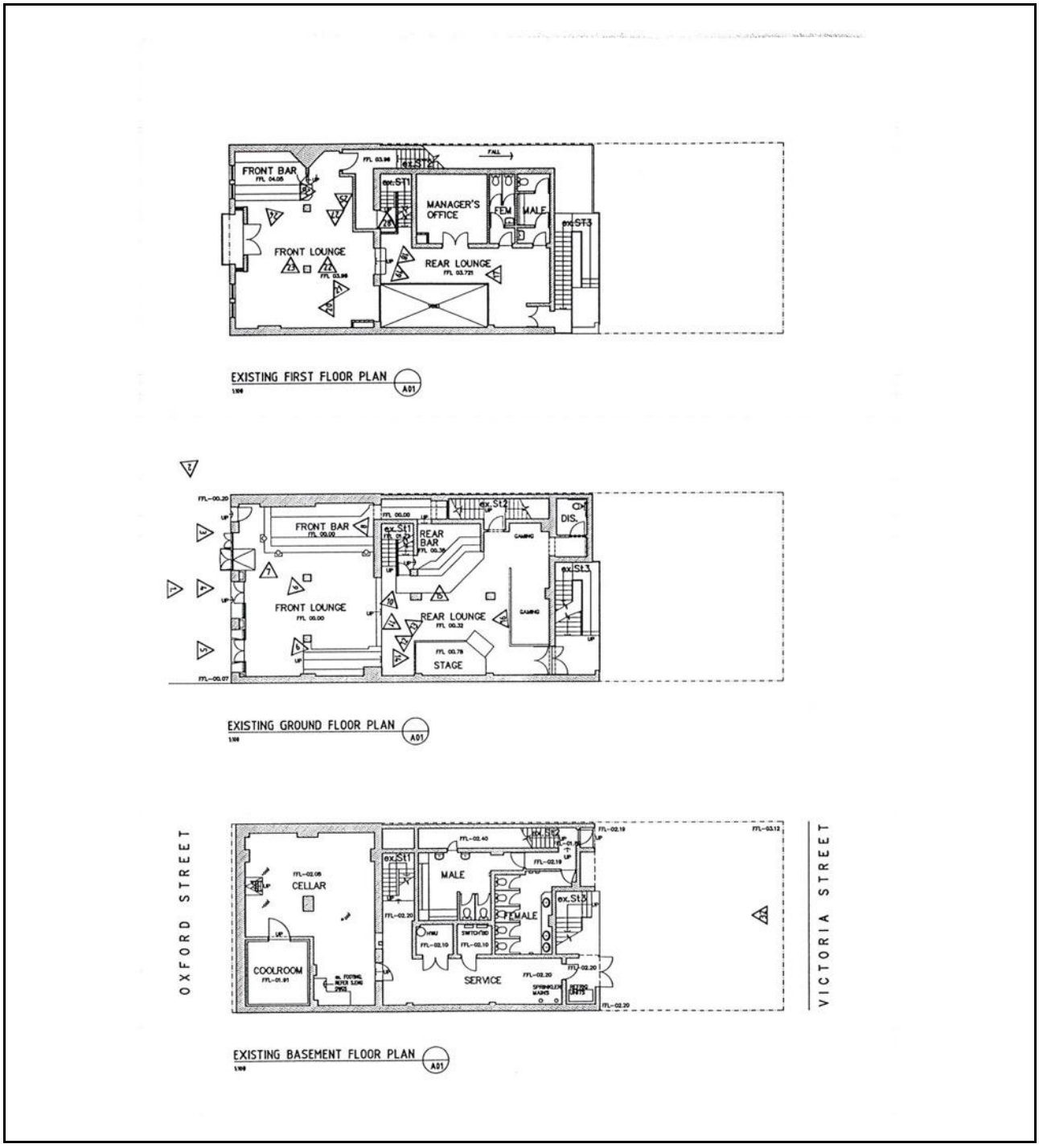

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Image caption	Fig. 8b: Measured survey plans of the *Paddington Arms* hotel (found in Council archives)				
Image year	2003	**Image by**	Oldfield & Knott Architects	**Image copyright holder**	Oldfield & Knott Architects

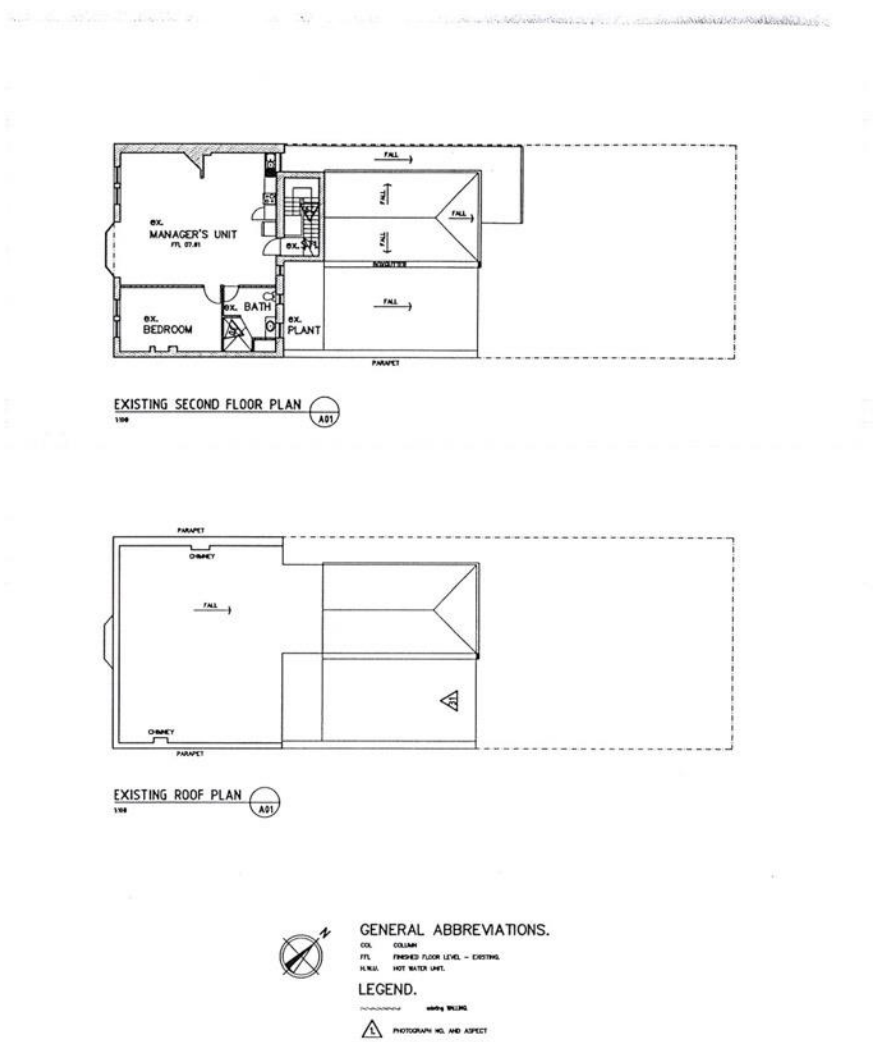

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Image caption	Fig. 9a : First floor plans showing internal rearrangement with main and service stairs, and rear volume with stage, now main kitchen (plans as found, distorted by scanning process).				
Image year	2003	**Image by**	Oldfield & Knott Architects	**Image copyright holder**	Oldfield & Knott Architects

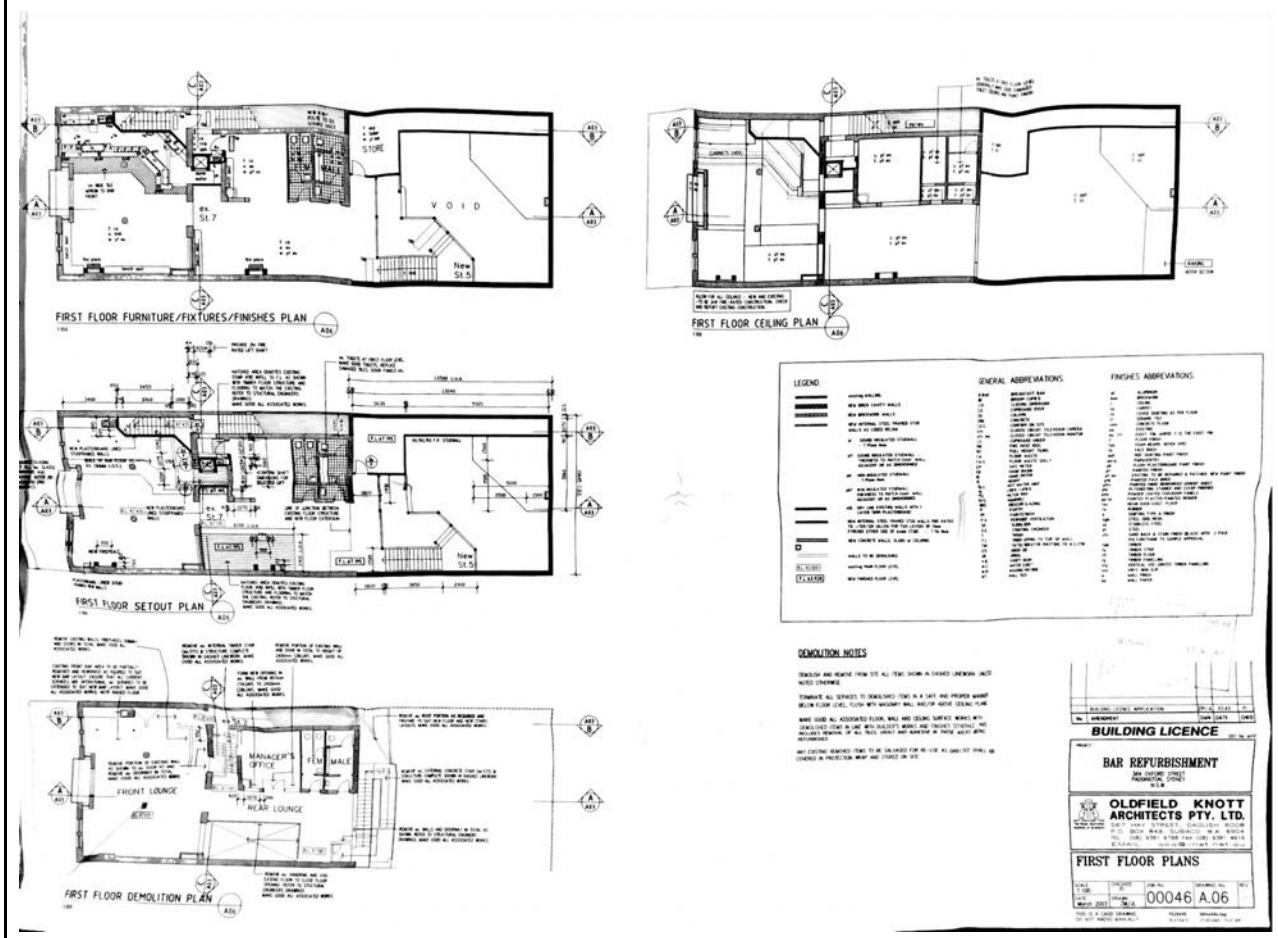

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Image caption	Fig. 9b : Section drawing showing internal rearrangement with rear addition, service stairs, offices and upper kitchen (plans as found, distorted by scanning process).				
Image year	2003	**Image by**	Oldfield & Knott Architects	**Image copyright holder**	Oldfield & Knott Architects

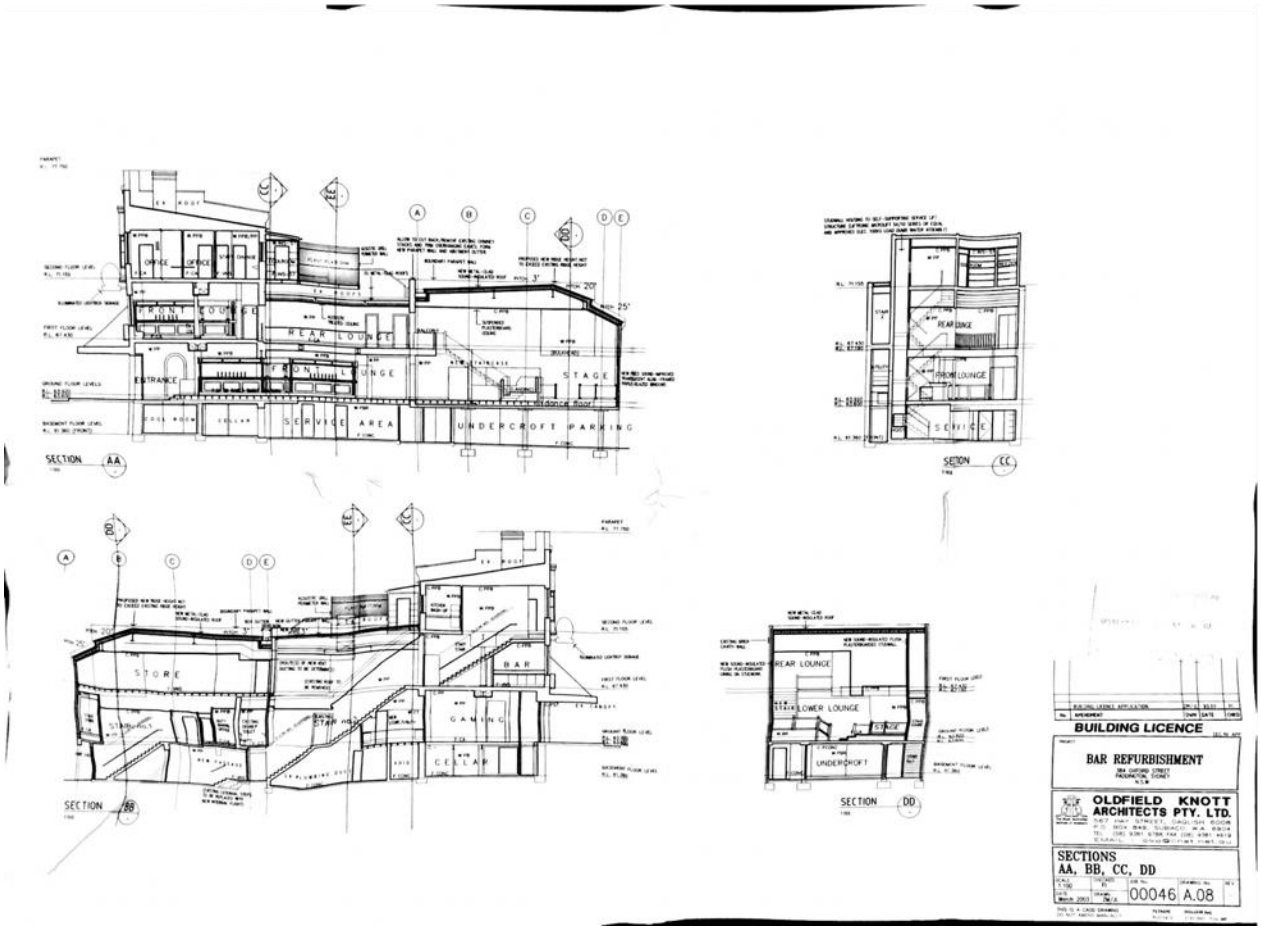

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Image caption	Fig. 10 : The former *Canberra Hotel,* now the *Paddington Arms.*				
Image year	1930	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 11 : The *Hotel Canberra,* now *The Paddington*				
Image year	1970	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 12 : The former *Canberra Hotel,* now *The Paddington ;* note the name panels painted over and the metal balcony rail.				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

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Image caption	Fig. 13 : *The Paddington*, from Oxford Street ; the main form and its side profile are little changed from the C*anberra Hotel's* construction.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig.14 : Rear view of *The Paddington*, from Victoria Street, showing the addition by Oldfield & Knott Architects, 2003.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig.15 : Interior view of *The Paddington*, from the ground floor entry area and bar through to the rear dining room and stairs to the first floor ; evident are the carefully crafted interior finishes and fittings woven around original structural elements.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 16 : The *Paddington* hotel, interior of the rear addition, with main kitchen and new first floor stair access. Interiors by Acme & Co. with Snoop Studio.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**Paddington Inn Hotel**		
Other Name/s Former Name/s	United Services Hotel		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	338		
Street name	Oxford Street		
Suburb/town	Paddington	**Postcode**	2021
Local Government Area	Woollahra Municipality		
Property description	Lot 1 DP 85869		
Owner	Private		
Current use	Hotel		
Former Use	Hotel (only use)		
Statement of significance	The *Paddington Inn* is of ***local*** heritage significance to Paddington and the Woollahra LGA as an enduring and successful example of Paddington's 19th Century suburban corner hotels, having been continuously operational since its construction in 1896, and occupying a site established in hotel use in 1848, making it potentially the longest continuously-serving hotel site in the Paddington area. It is one of the few surviving examples of the larger, landmark corner commercial or hotel developments, prominent in the consolidating suburb of Paddington and Oxford Street at the end of the Nineteenth Century. Its long association with Tooth and Co, for whom the current hotel was built as one of the company's early and few purpose-built hotels, is well documented archivally in local, state and national repositories. The *Paddington Inn* is of social significance as an enduring reference point for community identity, together with the similar older and long-established trading hotels of Paddington. The *Paddington Inn* is of aesthetic significance as an important Paddington example of an evolved, impressively-scaled and purpose-built late Victorian era hotel. Like the comparable, earlier-built *Grand National Hotel*, the *Paddington Inn* illustrates the late 19th Century blending of Classic Revival and Italianate styles in an ambitious, commanding hotel building. It is an Oxford Street and Paddington landmark. The exterior of the hotel remains legible and relatively intact, reflecting its recorded history of growth. The ground floor interiors have been serially modified and in recent years smartly updated, reflecting the established cyclic and competitive pattern of		

	renewal in Paddington's hotels to meet the tastes and interests of their clientele. The condition and integrity of the hotel's upper floor residential areas are not known, as they were not able to be inspected for this assessment. As one of the small and decreasing number of historically significant hotels still trading commercially in the historic urban "village" of Paddington, the *Paddington Inn* is still an important structuring element of the suburb's historic urban fabric and of the Oxford Street streetscapes. It is well known as a thriving "gastro-pub". As a building of unusual scale amongst Paddington's older hotels, *The Paddington Inn* is arguably *rare* as well as *representative*, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia.[1] As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context. The *Paddington Inn* is also important for its association with the origins of the Paddington Council, as the first three meetings of that Council were held in Jane Beard's *Paddington Inn* in 1860.	
Level of Significance	State ☐	Local √

DESCRIPTION	
Designer	Unknown
Builder/ maker	Current Hotel Building - Alexander Munro, Builder of Newtown
Physical Description	The current *Paddington Inn*, formerly the *United Services Hotel*, was originally a two storey building, designed to address the corner of Oxford and William Streets with an angled, splayed corner between facades of three bays to Oxford Street, and two bays to William Street. Styled in an exuberant, typically High Victorian free interpretation of the Classical Revival style, the building is of substantial brick masonry construction with signature classical motifs worked into the modelled stucco render finish. The elaborately detailed principal façades to Oxford and William Streets were initially composed of Venetian windows in the centre of each façade bay on the first floor, separated by paired pilasters (with handsome Corinthian capitals), all with very fine decorative accents of classical references extending to the parapet above, centred over each bay. A similarly elaborate awning featuring cast iron posts supporting a deep signage panel ran around the Oxford and William Street facades (which has all sadly been replaced by a more conventional suspended box awning). A more plainly finished service wing extended along William Street to the rear, defining and screening a rear service yard. The building was clearly intended to be a distinctive landmark in the emerging town precinct of commercial premises, then mixed with the older terrace rows along Oxford Street. Its stature was further enhanced by the addition of a third storey in the

[1] Woollahra DCP 2015, Part C, c 1.2.3, pg.9

	1920s, reflecting Tooth's aspirations for the Hotel. The additional storey retained the urbane, parapet façade treatment and with typical Victorian confidence added a sympathetic, yet distinctive new level, maintaining the composition of bays with paired double hung sash windows, set under triangular pediments, which are centred above the more elaborate first floor windows. The service wing was also improved, extending along William Street to the rear boundary in an appropriately more utilitarian design for its function. With a commanding scale, and interpretive "distressed" façade treatment, the Hotel remains a dominant, structuring element of its part of Oxford Street, and of the continuum of the rich "town" streetscape extending from the Town Hall corner to Queen Street. The publicly accessible interiors of the Hotel have been modernised in a considered contemporary style of high quality, with a diversity of seating and dining options for patrons.					
Physical condition and/or Archaeological potential	The building appears to be in a good, well maintained condition.					
Construction years	**Start year**	1896	**Finish year**	-	**Circa**	√
Modifications and dates	The *United Services Hotel* – being the current building - was erected in 1896, replacing the earlier *Paddington Inn* established on the site in 1848. Originally comprised of two storeys (in the main part of the building), the new Hotel gained a third storey in the late 1920s and extensions to the William Street service wing were also added. Plans drawn by the Tooths Architects Office for sundry works and stamped as approved on 28.9.1926, prior to the major additions, suggest the original layout of the Hotel. They suggest incorporation within the new Hotel of what may have been an existing terrace house beside (or part of) the former hotel building - as happened with other older hotels in the area, as they changed over time. Also as with other Paddington Hotels, many sequential alterations and additions have been carried out during the 20th Century, including substantial changes to the ground floor external elevations, such as removing the external wall tiles, adding doors, removing doors and creating windows, and replacement of the original post - supported awning with a modern suspended awning. The ground floor interiors of the Hotel, whose public areas were the only interiors available for inspection, have been serially and comprehensively modified, in one of the recent and more ambitious modern upgrades of an older Paddington hotel, with an emphasis on sumptuous contemporary design. The more recent plans for these works have not been discoverable for this assessment, and the "layering" of new work makes any detailed interpretation of the interiors difficult. Previous assessments made 2009-2012 reported the upstairs rooms of the Hotel to be *"fairly intact and used as offices".*					
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town.					

The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River at Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development.

While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them.

By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[2] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible.

Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether (1)any new publicans license's should be granted in the coming three years, and (2)if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[3]

In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[4] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th Century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well.

Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised

[2] Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[3] Kelly, op cit, p.181.
[4] *from Wikepedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*

	the 19th century hotel into larger Public Bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the Public Bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, Public Bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[5] External change to the appearance of hotels was also common during the first decades of the 20th century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities. During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[6] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[7] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents. Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment.

[5] *Freeland J.M., The Australian Pub, MUP, 1966, p176*
[6] *Wikepedia http://en.wikipedia.org/wiki/Australian_pubs*
[7] *Freeland J.M. op cit p192*

	Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner-city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	Paddington is part of the land of the Cadigal people. In March 1811, Governor Macquarie directed the 73rd regiment to commence clearing the land for the construction of a new road from Sydney town to the signal station at South Head. The road, running along an earlier track, was completed by June and formed the basic structure of South Head Road, renamed Oxford Street in 1875. The road opened the way for development, with one of the first houses in the area being Robert Cooper's Juniper Hall facing South Head Road and James Underwood's Glenmore Distillery, as well as a scattering of villas across the estates that had been granted through the area. Juniper Hall was by Robert Cooper, who retained 3 acres of a 100 acre grant jointly held by himself, James Underwood and Francis Ewan Forbes. By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the partnership was dissolved. 97 acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.[8] Juniper Hall and the distillery remained isolated buildings until 1841 when work began on what was to become the suburb of Paddington. The exposed, sandy nature of the area had seen it largely overlooked in the first 50 years of Sydney's development, until Governor Bourke settled on the area for the construction of a new military barracks complex. Work on Victoria Barracks began in February 1841, with stonemasons, builders and artisans moving into newly erected cottages on South Head Road opposite the barracks during construction. These rudimentary houses were the foundation of the village of Paddington. The site rapidly expanded as

[8] Parkinson, The Underwoods : Lock, Stock and Barrel"

stores, produce merchants, hotels, water carriers, blacksmiths and other tradespeople moved in to service the barracks, soldiers and their families.[9]

The large estate of James Underwood was first subdivided in 1839, with an area stretching from Juniper Hall, along Oxford Street (then still known as South Head Road) to Jersey Road and down to Paddington Street, taking in the main strip of Oxford Street. Underwood, Paddington, Elizabeth and William Streets were formed as part of this subdivisions, known as the Paddington Estate. Elizabeth Street was named after James Underwood's wife. Eighty allotments were offered, with Juniper Hall and its three acre grounds excluded. A part of the estate fronting South Head Road between Elizabeth and William Streets including the future site of the Paddington Arms hotel was marked on sales maps as being a market garden.

Despite the release of land, this stretch of South Head Road was slow to develop. Samuel Lyons had purchased the portion between Elizabeth and William Streets from the Paddington Estate sales, but being further up the slope from the main village around the barracks the lots had not been substantially developed until the early 1850s, although some were built on earlier. One of the first buildings in this section was the Paddington Inn, on the corner of Old South Head road and William Street. The Paddington Inn was followed in the same block by the Sussex Arms Hotel in c1860 with a few shops and businesses opening around the same time. From 1863 the remaining lots fronting South Head Road of the Lyon's subdivision were sold and the strip began to develop.

The Paddington Inn
The Paddington Inn was opened by Rueben Beard in 1848. Beard, a miller on South Head Road had dissolved a milling partnership in August and was granted a publican's license in September 1848, opening the Paddington Inn soon after on Lots 49-52 of the Lyon's subdivision.[10] In 1849 Beard's hotel was one of only five hotels in operation at Paddington, with the other four further to the west around the barracks. Situated at the top of a hill on South Head Road, the Paddington Inn was the stopping place for the omnibus from Sydney to South Head, making it a well-known landmark in the area from its earliest days. In July 1850 Reuben Beard was found dead at the hotel, aged 32. An inquest, held on the premises concluded the death was from excessive drinking, with Beard having been reportedly drinking heavily for some time previous.[11] The license passed to his wife Jane Beard.

Under Jane Beard's management, the Paddington Inn became one of the district's better known and popular hotels. Possibly its popularity derived of Mrs Beard herself, described (as reported later by L.G. Norman) as a "buxom, jolly wench" and a well-known local identity. Her father, Matthew Hezlett was an early colonist, who at one time kept the Labour in Vain Inn in Sussex Street, Sydney. Jane's brother, William Hezlett, was formerly a produce merchant and later became a Justice of the Peace at the Central Police Court and MLA for Paddington from 1880-2.

Jane was clearly a capable businesswoman and had some opposition, offering a £50 reward for information on who sent an anonymous letter about her to the Bench of Magistrates in May 1855, and another £50 for a conviction. Her hotel was being used

[9] Kelly, M., op cit., p.19
[10] *Sydney Morning Herald* 15 August 1848 p.3; *SMH* 28 Sept 1848 p.2.
[11] *Freeman's Journal*, 1 August 1850, p.6.

	for social and political meetings regularly, including election speeches for the Legislative Assembly, meetings of local clubs and inquests on deaths in the area. On 25 May 1860, the newly incorporated Paddington Municipal Council held their inaugural meeting in rooms at the Paddington Inn, and the following two meetings as well, before moving to rented premises.[12] The first Council, consisting of 9 members included two publicans. In September 1860, a description of the Paddington Inn was published in The Sydney Mail, as part of a series on Sydney suburbs. The writer noted two hotels opposite each other on South Head Road, one, the imposing Royal Oak Hotel on the south side of the road and the other "*more unpretentious in both style and title, bearing the simple appellation The Paddington Inn. But to this humbler house of call, both 'busses and passengers do most seriously incline. Whether it is the unvarying excellence of the exhilarating potations, or whether it be the pleasant smiles and constantly cheery courtesy of the handsome widow who presides over the establishment, or whether it be a combination of both of these attractions, we know not, but the pretty widow's is the chosen retreat of the wayfarer*". [13] In March 1866, Jane Beard announced her retirement from the business, offering the hotel, lease, licence, furniture and fittings for rent. The building was described as being in good order, with a garden, stables and outbuildings, while the business was claimed to bring in on average more than a comparable city hotel. At this time the hotel was located close to the corner of South Head Road and William Street, with an empty lot between it and the corner. The remainder of the land was fenced for the garden.[14] In June, Jane remarried to a local chemist, Hugh Hood, which may have been a reason for her retirement and in August the hotel was let to Mrs Catherine Jones. Jones lasted only three years, transferring to Cornelius Grove in December 1869. Between 1869 and 1874, the licence changed regularly until Jane Hood (nee Beard) returned to manage it briefly, taking the licence again in June before transferring it the same month to John Griffin, a member of the Paddington Volunteer Fire Brigade. Jane Hood owned the hotel until she died in 1877 at the age of 50 (her second husband Hugh having died in 1868). The hotel plus the adjoining lot were then sold by Richardson and Wrench in May 1878 for £1225.[15] The site was purchased by John Pope, who in 1879 built two shop terraces on the adjoining lot, being the corner of William and South Head Road. Griffin retained the license until his death in 1881. United Services Hotel. In 1896 John Pope leased the site to the Sydney brewing company Tooth & Co, who had started a program of purchasing metropolitan and regional hotels from which to sell their beer and other products. The company proposed to redevelop the old Paddington Inn into a new, modern hotel, and with Pope's consent, they contracted builder Alexander Munro of Newtown in July 1896 to demolish and remove the old hotel and erect a new building on the site within 22 weeks of commencement.[16] The new hotel, the *United Services Hotel*, stood on the corner of William and Oxford

[12] *Paddington: Its History, Trade and Industries 1860-1910*, Council of the Municipality of Woollahra, 1980, p51
[13] *The Sydney Mail*, Rambles in the Suburbs, 22 September 1860, p.8
[14] *SMH* 12 March 1866, p8.
[15] *SMH*, 22 May 1878, p8.
[16] United Services Hotel property office file, Tooth & Co Collection, Noel Butlin Archive ANU Canberra

Streets, with part of the lot of the former Paddington Inn redeveloped as a terrace shop on the eastern boundary of the new hotel.

The "new" *United Services Hotel*

The new hotel was opened in December 1896, with the license held by Robert Hickling, the last license holder of the old *Paddington Inn*. Although no plans of the building have been located, it was described as being a modern hotel with a spacious bar and parlours just behind. On opening night a military band played in a room on the first floor.[17] Originally built as a two storey building, as shown in a photograph of the hotel taken in 1910, the *United Service Hotel* was one of the first that Tooth & Co had purpose-built for their operations.

As had been the case with the *Paddington Inn*, the new *United Services Hotel*, with a prominent position at the top of Oxford Street was a popular hotel for locals, with the Oxford Street tram stopping out the front. Inquests continued to be held in the hotel and local sporting clubs regularly held meetings.

The first major work to the hotel was carried out in 1926. The plans for the proposed alterations on the ground floor and first floor, give some indication of the original layout of the 1896 building as well. On the ground floor a large public bar, addressing William Street and Oxford Street occupied the front of the hotel, with a bottle department also served from this space, a passageway, accessed via a door on William Street, separated the bar from three sitting rooms or parlours, two stores, a man's room, wash room and men's toilets, and a yard at the rear. Stairs to the upper level were located between the sitting room and man's room, with another set at the eastern end of passageway and a third at the rear of the building. One the first floor were seven bedrooms, a breakfast room, lunch room and dining room, a kitchen and a sitting room in the corner, with a main passageway running down the centre (corresponding with the ground floor). A verandah ran across part of the rear.

In 1933 another report noted a further six bedrooms on the top floor, which thus had been added to the building sometime between 1926 and 1933, but likely before the Great Depression. The 1926 work had included extending the main bar to form a large, central bar, removing part of an earlier wall. A men's toilet and urinal replaced an earlier store, while the original men's toilet at the rear was converted to a store. Inspections of the hotel carried out by Tooth & Co representatives reported the hotel to be in good, if worn condition in the 1930s. However successive license holders struggled through this period due to the Great Depression, with Tooth's reducing the rent three times in 1931 and 1932, and installing their own managers three times between 1930 and 1937.[18] In 1935, with water seepage having been an ongoing issue, the entire roof, including valleys, and the box and eave gutters was replaced.[19]

By 1936 business had improved enough for a major refit of the bar area, the provision of new doors and the tiling of the street level façade. The architects were Sydney firm Copeman, Lemont & Kessing, with the work carried out by Hutcherson Brothers contractors. The work transformed the single, island bar into two separate bars, one for the main public bar area, in a smaller island form with a new stair entry

[17] *The Australian Star*, 19 December 1896, p.11
[18] United Services Hotel/Paddington Inn Yellow Card, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[19] United Services Hotel property office file, Tooth & Co Collection, Noel Butlin Archive ANU Canberra

	to the cellar below and a second to create a new saloon bar and bottle department, with a short entry hall from Oxford Street. A former sitting room on the William Street frontage was converted to be a store, while the ladies parlour, which had been behind the main bar, was removed to one of the original sitting rooms on the passageway. Works also included the removal of short sections of internal walls, the bricking up of some doorways and new floors in the laundry and new or extended public, and women's toilets.[20] During this refit, the floor in the passage, the door jambs in the yard and the bottling room, as well as the floor and racks of the stores were all replaced due to white ant damage.[21] A report on the hotel in 1948 noted that there were seven bedrooms on the first floor and another ten on the second floor, up from six in 1933. However by 1950, the total number of bedrooms was recorded as fifteen, with nine single rooms, three doubles and two twins, with one bedroom being used as a lumber room. The license holder, Francis Gregg and his family occupied the entire first floor. The hotel was described as being "exceptionally clean and tidy and in excellent condition", it was "well conducted and a credit to the licensee". Works through the 1950s included the removal of two walls between two parlours in 1956 to create a lounge area, the removal of a wall between the public and the saloon bar toilets in the same year to install new toilets, the replacement of the awning in 1957 and the entire replacement of the floor of the bar area and on the second floor due to rot caused by damp in 1959.[22] A report written on behalf of the Brewery dated 1956, described the hotel as '*ground floor given over entirely to the trading quarters. There is a tiled public bar with very high ceilings and 68 [feet] of counter; tiled saloon bar with 23 [feet] of counter; bottle department with 12 [feet] of counter; two parlours, storerooms at rear, stair hall and toilets for men and women, which at the present time are subject to a 40a order. A good dry cellar is situated under the public saloon bars. I am of the opinion that the existing parlours should be enlarged and formed into a lounge room; that more toilets be provided for women' that the public bar be improved by reducing the working space behind the counter and providing more standing space for customers.*' The first floor was described as having 8 bedrooms, office, dining room, kitchen, staff room, 2 bathrooms with w.c.s combined and the second floor as having 10 bedrooms, 1 bathroom and w.c. combined, and on a lower level 1 bathroom and two separate w.c.s.[23] The same report was submitted, word for word, in 1960, indicating that none of the suggested improvements had been carried by that time. A file note in 1963 is the approval for the removal of the fan lights (12) from above the doors and window openings to the Public Bar, which were to be replaced by louvred glass windows. In c1936, the ownership of the hotel had transferred from the estate of John Pope to Rex, Rupert, Dorothy and Wilfred Law who continued to offer the head lease to Tooth & Co. In July 1960 the hotel was finally purchased by Tooth & Co after leasing it for 64 years. In 1967, the then licensee Athol Timmins applied to the company for

[20] United Service Hotel, Alterations and Additions Plans 1936, SRNSW
[21] United Services Hotel property office file, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[22] United Services Hotel property office file, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[23] United Services Hotel property office file, Tooth & Co Collection, Noel Butlin Archive ANU Canberra

	assistance in installing an acoustic ceiling in the bar area. Although the company refused to pay for it, the installation reflects the changing marketing of the hotels in the area, as live music became a feature of hotel entertainment. During Timmins' management the hotel was targeted by a small home-made bomb, lobbed through a William Street window in 1972 which caused minor damage to the floor and marble footrest, as well as smashing the window.[24] In the same year, Tooths began to consider selling the freehold of the hotel. The hotel required major renovations and upgrades estimated to be in the realm of $75-$80,000, and the recent renovation of the nearby Imperial hotel now made the United Services look dated. The declining trade in the area generally was another factor in the decision. The former licence holder of another Tooth & Co hotel, the Edinburgh Castle in the city offered $55,000 to buy Timmins share and another $200,000 for the hotel. Despite the company accountants recommending the sale, it did not proceed and Timmins transferred the licence to Robert Keyes. However in April 1976 Tooths accepted a new offer from Terrace Estates Pty Limited, the operating name of the company run by the Robert Keyes, the then licence holder.[25] **The Paddington Inn Renamed** In 1978 Keyes changed the name of the hotel back to its original name, *The Paddington Inn,* which it retains to date (2018). In 2004 the hotel underwent major alterations and additions to create a central courtyard and reconfigure the bar areas. On the upper floors, the bedrooms had by then been converted to offices and open dining and bar spaces. In 2009 the first floor area was renovated again, removing the office and creating bar and lounge areas, an open terrace and toilet, as well as adding a lift and internal stairs to the building. Recent upgrades are understood to have included the introduction of restaurant dining and private dining rooms, but these have not been inspected for this assessment.

THEMES	
National historical themes (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical themes (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA

[24] United Services Hotel property office file, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[25] United Services Hotel property office file, Tooth & Co Collection, Noel Butlin Archive ANU Canberra

Historical significance SHR criterion (a)	The *Paddington Inn* is of historic significance to Paddington, Woollahra and NSW as an example of one of the early hotels of Paddington ; the site has been continuously used as a hotel since the construction of the original *Paddington Inn* during the mid 19th century. The hotel is important for its association with the origins of the Paddington Council, as the first three meetings of the Council were held in Jane Beard's *Paddington Inn*, in 1860.
Historical association significance SHR Criterion (b)	The *Paddington Inn* is strongly associated with the early development of Paddington, through its prominent second licensee/publican Jane Beard and her locally influential political family, its role in the early municipal life of the area, and its association with Tooth & Co. one of the pre-eminent brewers, distributors and owners or lessees in NSW during the late Nineteenth and Early Twentieth Centuries.
Aesthetic significance SHR criterion (c)	The *Paddington Inn* is of aesthetic significance as an important Paddington example of an evolved, impressively-scaled and purpose-built late Victorian era hotel. Like the comparable, earlier-built *Grand National Hotel*, the *Paddington Inn* illustrates the late 19th century blending of Classic Revival and Italianate styles in an ambitious, commanding hotel building. It is an Oxford Street and Paddington landmark.
Social significance SHR criterion (d)	The *Paddington Inn* is of social significance as an enduring reference point for community identity, together with the similar older and long-established trading hotels of Paddington. The existing hotel is important for its association with the original '*Paddington Inn'* on the same site, which has been used for a hotel since the mid 19th century, bestowing an importance of the hotel in the historic and social identity of Paddington. As popular meeting places, and destinations for both locals and visitors, Paddington's older hotels like the *Paddington Inn* are part of its distinguishing and appealing personality, and an important part of the social fabric of the suburb as well as its commercial appeal. Paddington and its residents have a history of community activism and this has inevitably been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area.
Technical/Research significance SHR criterion (e)	The Paddington Inn is of some local significance to Woollahra and Paddington, as an example of how its distinctive and distinguishing corner pubs have evolved to serve their changing community and clientele, reflecting socio-economic changes in their context.
Rarity SHR criterion (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the *Paddington Inn* is uncommon, rare and at some risk. Market challenges and an increasingly valuable site, attractive for conversion or redevelopment for housing use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner city suburbs. With the *Grand National*, it is one of the larger hotels amongst the Paddington Hotels group, and possibly attractive for conversion.
Representativeness SHR criterion (g)	The *Paddington Inn* is important as one of the older Paddington hotels, occupying the site of possibly the longest continual hotel use in the area; it is also a prominent Victorian period commercial building, and a major corner hotel building – and corner hotel buildings are a key character element of the Paddington Heritage Conservation Area.

Integrity	Externally the *Paddington Inn* is importantly intact, and reflects a high degree of retained integrity. It has been modified internally to an extent not assessable for this report, and the integrity of its interiors remains to be clarified.

HERITAGE LISTINGS	
Heritage listing/s	Other Local, State, Commonwealth statutory listing or non-statutory listings for this item.
	The *Paddington Inn* is within the Paddington Heritage Conservation Area
	The *Paddington Inn* is within the National Trust Paddington Urban Conservation Area

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

Type	**Author/Client**	**Title**	**Year**	**Repository**
Written Graphic/Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
published book	J.M. Freeland	'The Australian Pub' Melbourne University Press	1966	author's copy
published book	Liz Parkinson	The Underwoods: Lock Stock and Barrel	1989	Woollahra Local History Centre
history	Jane Britten	Report on the history of 338 Oxford St Paddington		Woollahra Local History Centre
report	Susan O'Neill	The Paddington Inn Hotel, Preliminary Heritage Assessment & Statement of Heritage Impact	1996	author's copy
Unpublished history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre
history	L.G. Norman	Historical Notes on Paddington	undated	Woollahra Local History Centre
	Cedric Emanuel	Paddington Sketchbook	1906	Woollahra Local History Centre

RECOMMENDATIONS	
Recommendations	It is recommended that • Appropriate Conservation Management Documents be prepared to guide all future change and development of the *Paddington Inn*; • The *Paddington Inn* and its interiors should be listed as a heritage item in the Woollahra LEP (2014); the listing of the interiors would be subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington, including the *Paddington Inn*, should be listed as a group item on the Woollahra LEP and on the State Heritage Register; • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes ; and

	• Council officers be available to liaise with owners prior to developing plans for change or development; The significant heritage attributes and elements of the *Paddington Inn,* to be further identified and confirmed by heritage assessment and Conservation Management Documents, should be appropriately conserved, adapted and retained. Proposals for new work should reflect identified conservation policies for the building and demonstrate that they are contributing to the conservation of the significance and commercial viability of the Hotel. Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for possible reversal or removal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment (such as communications equipment, power generation, air-conditioning, heating and other services) should also be carefully considered, for possible alternative arrangements to be made where no detracting visual impact can occur. The *Paddington Inn*, and in particular its interiors, have been subject to recent modernisation and modification works, which have concealed earlier fabric and the building's construction history – this has also happened in other Paddington hotels. Some of these works are objectively of admirable quality and do not invalidate the claims of the hotels to being regarded as places of heritage importance – rather, their history of change means that careful investigation must take place to guide future change, so that avoidable loss or obscuration of historic fabric and character does not take place.

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Name of heritage study, conservation plan, nomination, EIS, etc. Paddington Hotels Study	**Year of study or report**	2009 - 2012
Item number in study or report			
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore (access available to exteriors and public areas only)		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Reilly for Woollahra Council)	**Date** November 2018	

IMAGES - 1 per page

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

Image caption	Fig. 1 : Location of the *Paddington Inn* Hotel				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

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Image caption	Fig. 2 : The plan of Lyon's subdivision showing lots 49-52, cnr. Old South Head Road(now Oxford Street), the site of Beard's original *Paddington Inn*				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

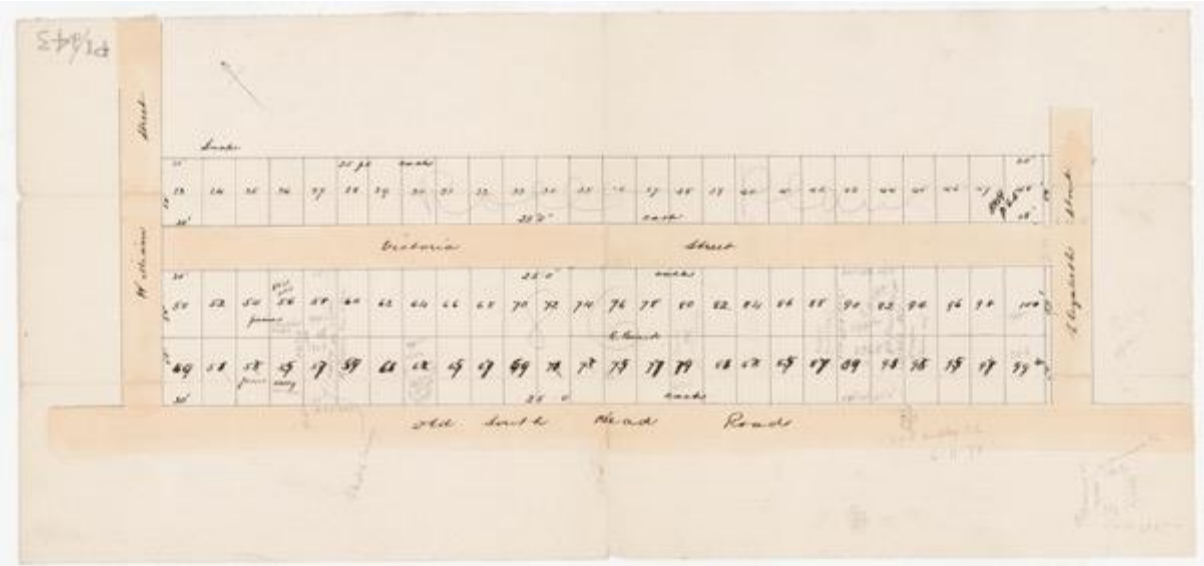

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Image caption	Fig. 3 : 1865 survey of South Head Road showing buildings on the street. The Paddington Inn is shown to the right of the William Street corner (Source: SLNSW).				
Image year	1865	**Image by**	Not identified	**Image copyright holder**	State Library of NSW

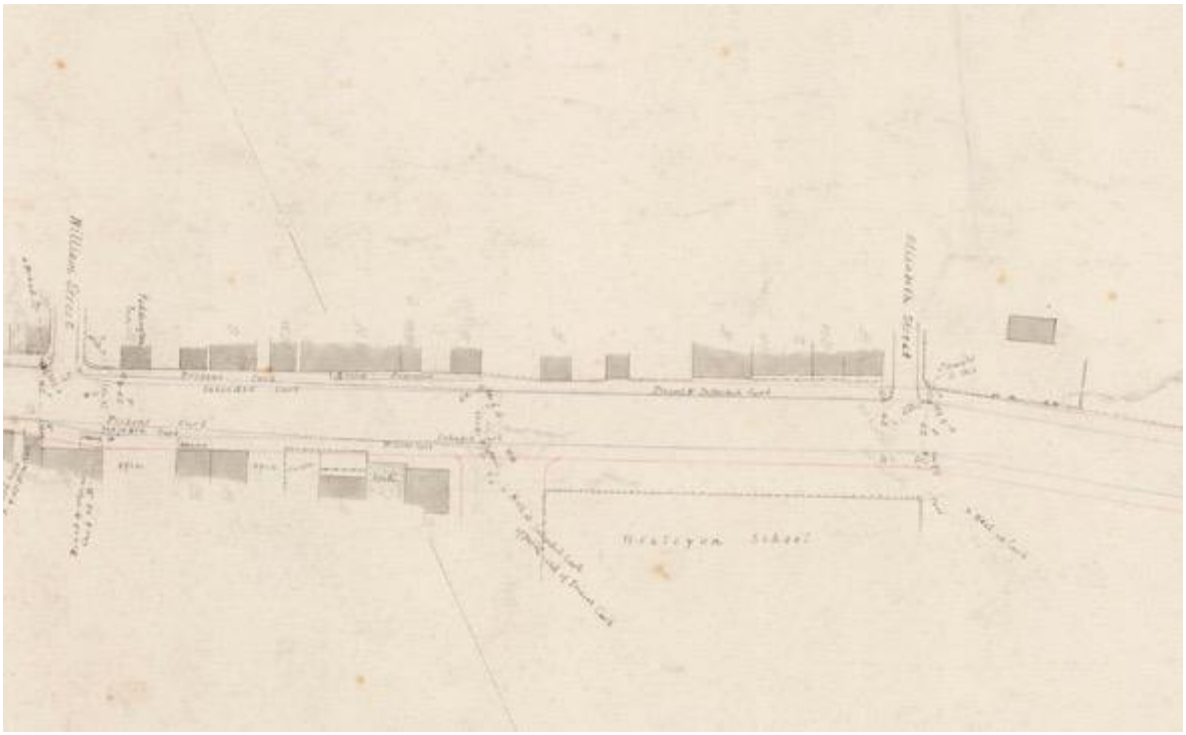

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Image caption	Fig. 4 : The earliest known image showing the Paddington Inn, from 1853, with vacant land beside the Hotel and William Street unformed. This earlier Hotel was also a landmark.				
Image year	1853	**Image by**	Not identified	**Image copyright holder**	State Library of NSW

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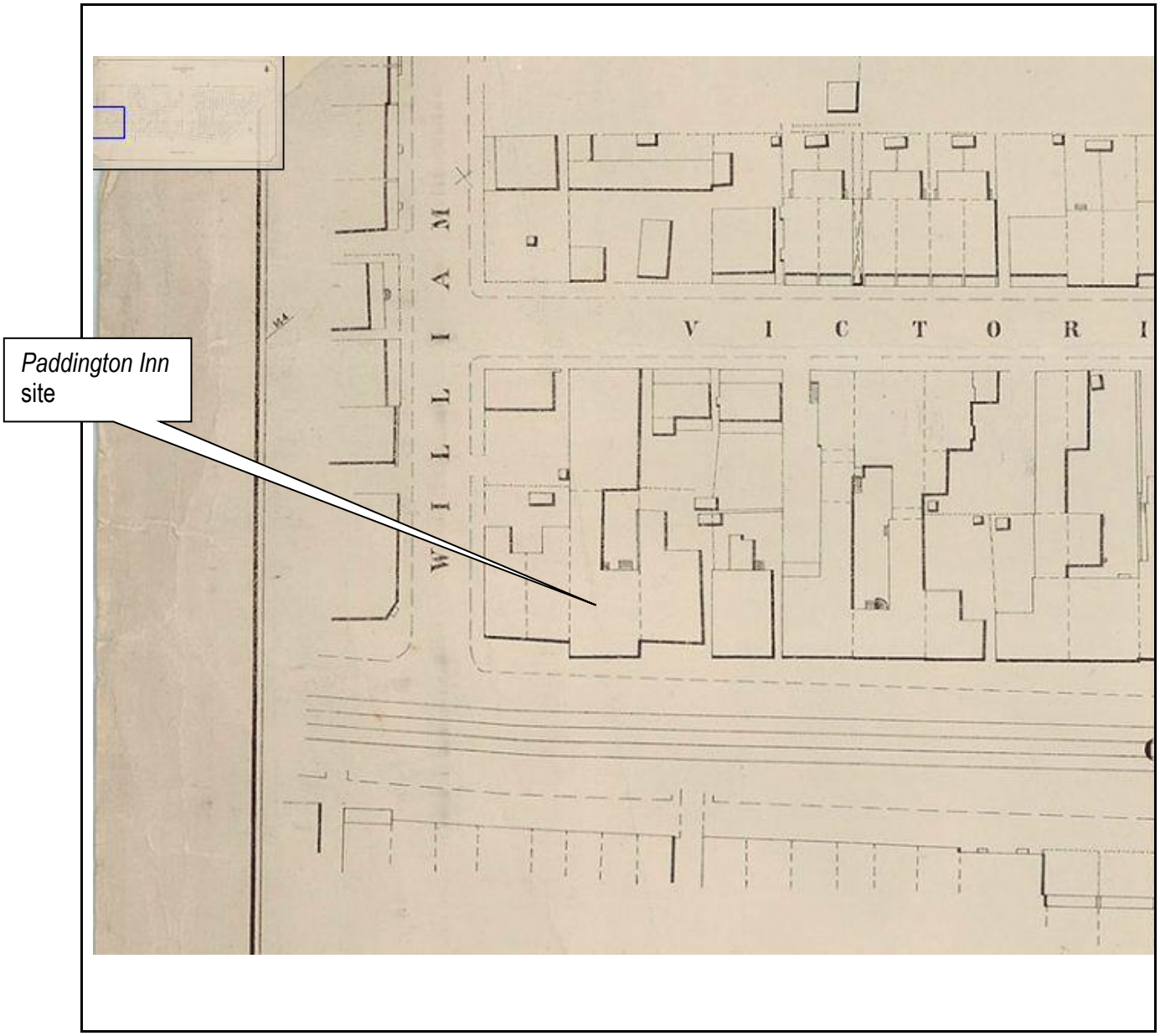
Image caption	Fig. 5 : Metropolitan Detail Series Map No. 14. Jane Beard's *Paddington Inn* is shown next to two houses which have been built on the corner of William and Oxford Streets.				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW



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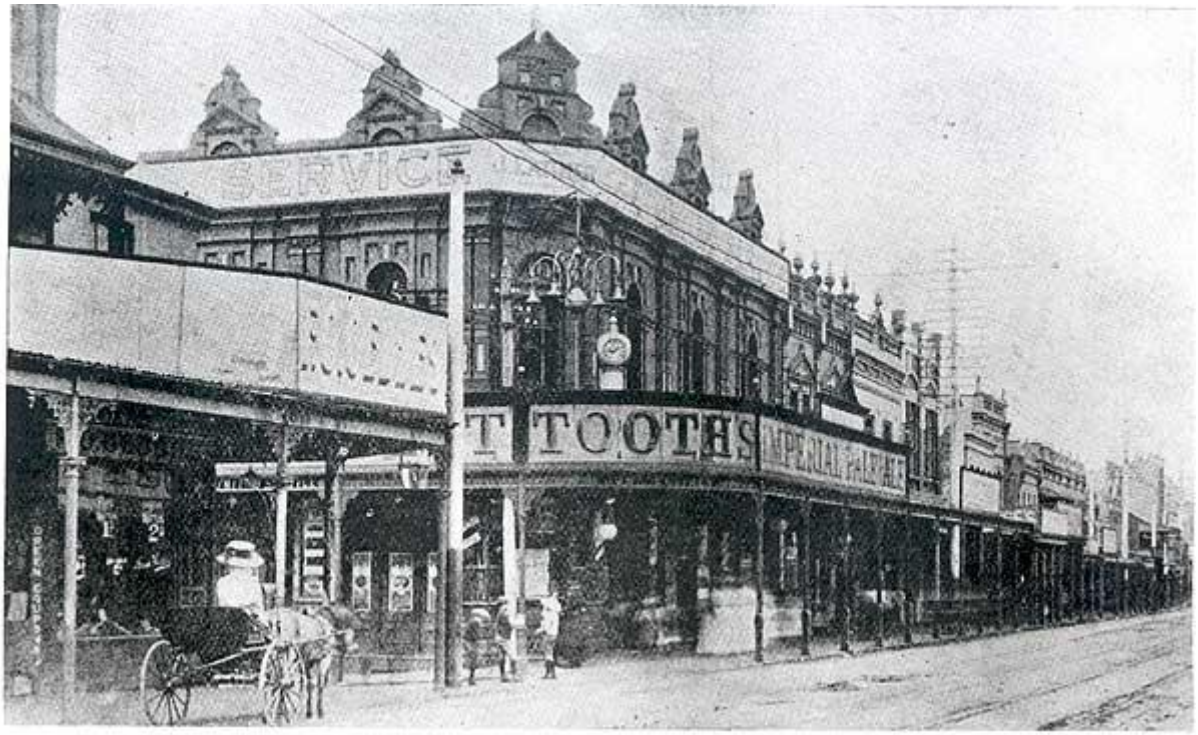
Please supply images of each elevation, the interior and the setting.

Image caption	Fig. 6 : The newly rebuilt hotel, now the *United Service Hotel*, 1910. A prominent two storey hotel, with complex parapet, hoardings, and cast-iron posted awning at street.				
Image year	1910	**Image by**	Woollahra Local Studies	**Image copyright holder**	Woollahra Council



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

Image caption	Fig. 7 : Plans for alterations to the United Services Hotel, prepared 1925. Existing ground and first floor plans to the left, proposed work on the right. The mid stair may suggest access to the added second floor, not otherwise mentioned in this drawing				
Image year	1926 (date stamped)	**Image by**	Tooths Architects Office	**Image copyright holder**	SRNSW AO Plan 71753

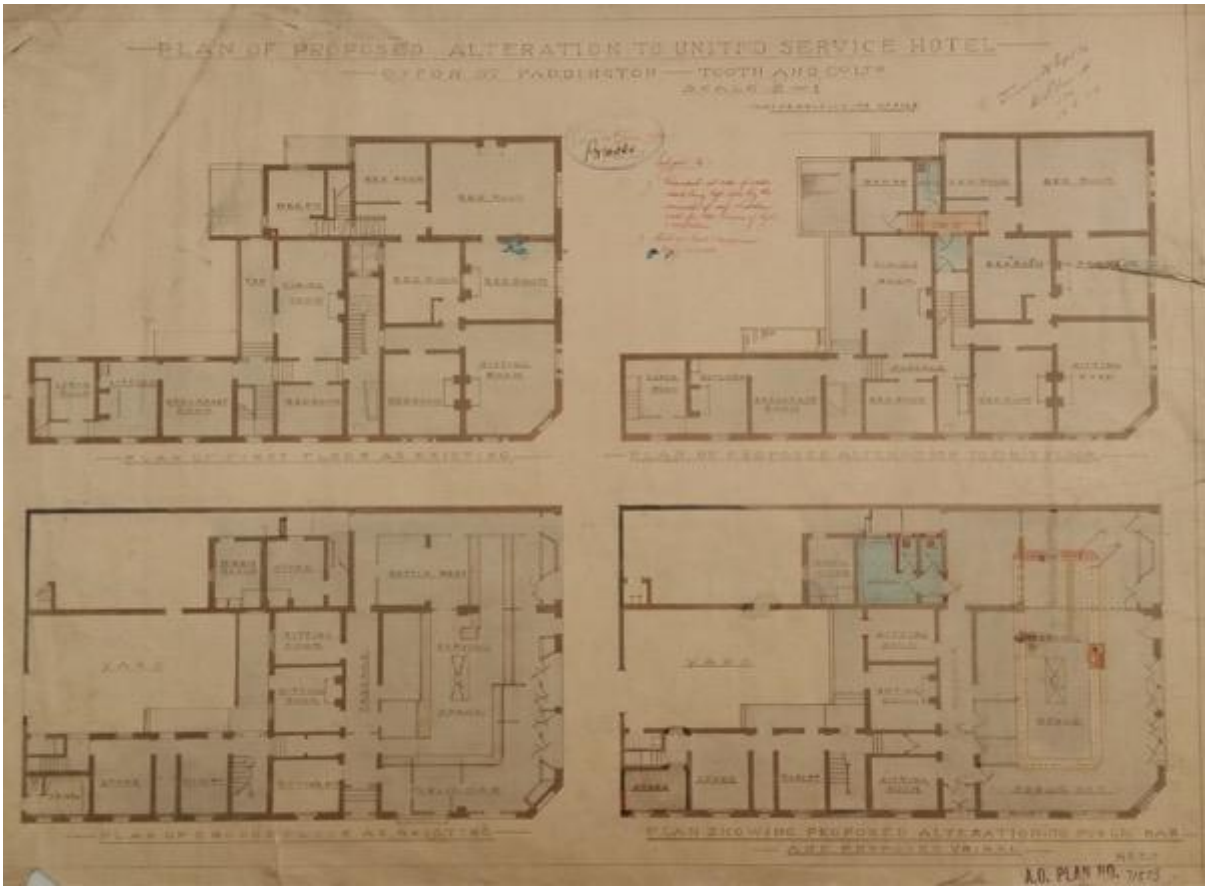

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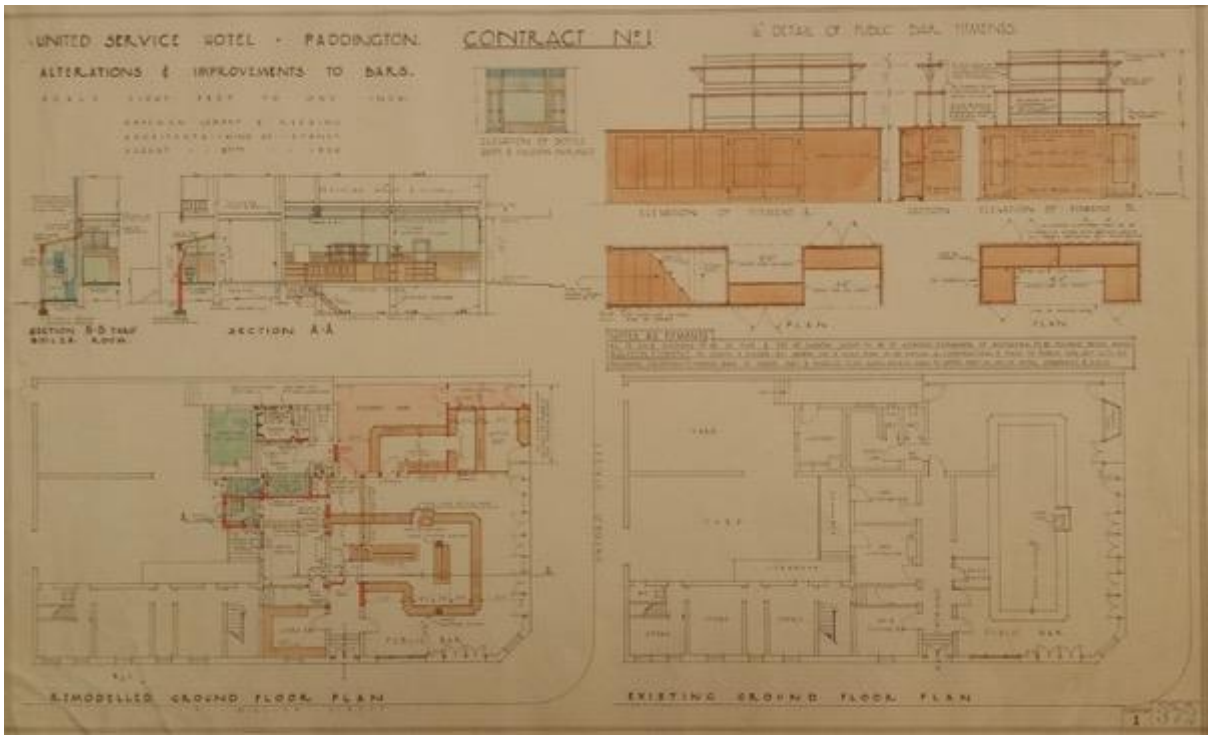
Image caption	Fig. 8 : Plans for alterations to the main bar areas, absorbing the main passage to establish a new front bar, saloon bar, bottle department and store				
Image year	1936	**Image by**	Copeman, Lemont and Kessing Architects	**Image copyright holder**	SRNSW AO Plan 71570



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

Image caption	Fig.9 *: United Service* Hotel, 1937. The third storey has been added and the post-supported awning replaced by a suspended awning, here replete with election banners.				
Image year	1937	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 10 :*United Service* Hotel,1949. Ground floor has tiled fronts, with the upper floors painted.				
Image year	1949	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 11 : *United Services Hotel*, 1970. Note formerly referred to as the *United Service Hotel.*				
Image year	1970	**Image by**	Tooths & Co	**Image copyright holder**	Noel Butlin Archives ANU

IMAGES - 1 per page

Image caption	Fig. 12 *Paddington Inn*, shown 2009. A new "distressed paint work" colour scheme has been implemented with areas of contrast colours and finishes.				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

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Image caption	Fig. 13 Context of the *Paddington Inn*, 2018. The Hotel still stands amongst 19th and 20th Century buildings				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 14 *Paddington Inn*, 2018. Viewed from across Oxford street, with service wing visible at left				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 15 *Paddington Inn*, shown 2009. Detail view of the William Street façade highlighting the "distressed paint work" colour scheme.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 16 : *Paddington Inn*, 2018. View to Oxford Street along William Street with the service wing at left				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 17 : *Paddington Inn*, October 2017. The façade of the Hotel illuminated with special lighting for the William Street Festival				
Image year	2017	**Image by**	Sheridan Burke	**Image copyright holder**	Sheridan Burke

Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**The Unicorn Hotel**		
Other Name/s Former Name/s	1868-1873 'The Prince of Wales Hotel' 1873-1877 'Eversons Hotel' 1877-1879 'Toll Bar Hotel'		
Item type (if known)	Hotel		
Item group (if known)	Built		
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	102-106		
Street name	Oxford Street		
Suburb/town	Paddington	**Postcode**	2021
Local Government Area	Woollahra Municipality		
Property description	Lot 1 DP84534		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	*The Unicorn Hotel* is one of the earlier established hotels in Paddington, and as such it is of heritage significance for Paddington and the Woollahra Municipality. It occupies one of the longest serving hotel sites in the suburb, on which the *Prince of Wales Hotel* was established in c.1864. As an hotel, its longevity is camouflaged by the distinctive 1940s Moderne style building which now carries on the historic use, in one of the more recent pub buildings in Paddington, but also one of the more distinctive for its architecture. As one of the Paddington hotels which were part of the important NSW hotel empire of hotelier-brewers Tooth & Co., *The Unicorn* occupies a high-profile Oxford Street site, and is amongst the important landmark hotels which also relates to the relative domesticity of Paddington's closely-scaled streets at its very rear. *The Unicorn* is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post-depression late 1930s/1940s when the company chose to both meet the new demographics of its clientele, and also to reinvigorate trade on sites where it could see that some of its older hotels might be more advantageously replaced than renovated. The distinctive architectural styling of the building is the work of experienced hotel architects RM Joy and Pollitt, who designed other bold and brave new buildings across Sydney for Tooth & Co. Drawing on European Modernism and an experienced understanding of hotel design, the architects delivered what remains a powerful, eye-catching and exciting building in the diversity of the Oxford Street retail		

	strip. It is both historically and aesthetically significant as an accomplished work of mid 20th Century commercial design, set within an important, historic urban context, which is also underlaid by its historic use associations with its site, in the suburb and conservation area of Paddington, and with its operators and the community which it has long-served. *The Unicorn Hotel* is of a contemporary social significance for its continuing contribution to the sense of identity within Paddington and for the local and wider community, being part of the hotel network which structures the urban and social fabric of the suburb. Paddington has a history of community activism which has historically been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area.					
Level of Significance	State ☐		Local √			
DESCRIPTION						
Designer	R. M. Joy & Pollitt Architects					
Builder/ maker	A.F. Little					
Physical Description	The *Unicorn Hotel* is a distinctive hotel building designed in the Inter-War Functionalist or Moderne style, unusual in the Paddington context. A two-storey building set above a partly excavated basement level, the hotel features the strongly expressed forms, shapes and materials of its chosen idiom, drawing upon the German and Dutch Architectural Modernism that were influencing Australian architects through their travel and international journals. Responding to its siting, the building's design exploits its corner position through a cumulative sculptural massing, and from the main frontage façade, returns from a narrow expressed tower and curved corner bay in a long, strong rendered belt containing its windows under a dramatic plain brick upper wall and parapet, emphasising the ground line's descent, as the site falls towards the rear. A later, fully tiled ground floor exterior beneath the awning wraps around the two street facades and steps down into Hopewell Street. The doors and windows of the ground floor have been variously changed over time. Internally, the ground floor remains the public bar, but has been refitted, within a modified plan arrangement established in later 20th Century changes. The extensive cellars and storage of the basement have become a restaurant with commensurate kitchen and a stage for performance. The first floor, not inspected for this assessment, has become a commercial tenancy or tenancies with the former partition walls of the guest rooms removed.					
Physical condition and/or Archaeological potential	The hotel is in good condition. The building has been subject to regular maintenance and repair. The site, having been disturbed by two major phases of construction, is considered unlikely to have archaeological potential other than for understanding of its occupation by the successive hotel buildings.					
Construction years	**Start year**	1940	**Finish year**	1941	**Circa**	☐
Modifications and dates	Designed in 1940 and completed in 1941, the *Unicorn Hotel* is the most recent of the hotel buildings considered in the study group of Paddington Hotels of which this assessment forms part. Architecturally distinctive and radical in its departure from					

	the earlier, older hotels of the Company and of the suburb, the new thinking embodied in this building had some idiosyncracies which led to changes relatively early in its operation. The large, new, sinuously planned public bar proved difficult to staff and operate, and the mix of smaller parlors and bars, was soon subject to adjustment in response to patronage and demographic change. A new saloon bar and bottle department were created within the public bar space in 1954, but the main bar remained problematic. In 1974 the first of a series of increasingly more radical changes was proposed, with conversion to an island-form public bar, along with extensive repairs necessary at that time. Successive plans for modification by successive firms of architects include : • 1978 - major revisions of the ground floor by Pollitt Green and Pichler Architects installing a new angled public bar, two lounges and bottle shop (with walk-in cool room); • 1985 - a new central ground floor kitchen serving the dining room established in the bow-fronted former lounge area facing north over the rear yard of the site, by the Tooths Architects Office; • 1987 - revised entrances from Oxford and Hopewell Streets by William Howard & Associates Architects; • 1990 - Plans by Bruce A. Boland Pty Ltd Architects show a new kitchen and dining room fitted to the former guests' dining area and kitchen of the first floor, whose rooms are identified for Council (by request) in plans showing the bedrooms and guest sitting room given over to a manager's flat ; • 1991-92 - Plans by Terry Dorrough Architect again adjust entrances, the ground floor kitchen is removed and bar reinstated ; a new major stair is inserted to lead from the public bar down to new toilets in the modified basement, where the former bow-fronted bar becomes a "private bar". Following these plans, there are also in Council records further plans for more radical adaptation of the building, most of which do not appear to have been realised : • In drawings of 2004, approved by Council in 2005, Burley Katon Halliday show the building being effectively gutted on all three levels with hospitality reduced to a basement restaurant and bar, the ground floor given to a retail tenancy and the first floor set up as commercial tenancies. • In plans dated 2006/7 and approved by Council 2007, architects Humphrey and Edwards show less invasive changes with retention of the ground floor bar and facilities, revised entrances and removal of walls at the first floor further to those indicated as already removed. • In further plans dated 2011 but of uncertain status, architects Norton Jago also show the ground floor being given to retail, the first floor as more extensively modified commercial tenancies, and the basement being given in whole to a new restaurant and bar. The inspection conducted for this assessment, which could not extend to the areas not publicly accessible, suggests that the ground floor hotel and basement restaurant and bar continue to trade and with a focus on attracting and keeping patronage through design, presentation and fare, typical of other hotels in the group studied in this assessment. Recent works have included a sound reflective structure

	erected in the rear yard to contain and control noise to protect the amenity of adjoining residential properties. In the context of the extensive documentation available for *The Unicorn*, to understand in detail the extent of changes made to the building's interiors and how these might shape views of their significance and future management, more detailed examination (and time) is required, beyond the scope of this assessment.
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them. By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[1] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether (1) any new publicans license's should be granted in the coming three years, and (2) if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[2] In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals

[1] Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[2] Kelly, op cit, p.181.

and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[3] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th Century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well.

Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th Century hotel into larger public bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the public bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, public bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[4]

External change to the appearance of hotels was also common during the first decades of the 20th Century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities.

During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[5] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[6] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding

[3] *from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*
[4] *Freeland,J.M., The Australian Pub, Melbourne University Press, 1966, p176*
[5] *Wikipedia http://en.wikipedia.org/wiki/Australian_pubs*
[6] Freeland J.M. *op cit p192*

	houses for single residents. Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment. Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner-city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.
HISTORY	
Historical notes	Paddington is part of the land of the Cadigal people. In March 1811, Governor Macquarie directed the 73rd regiment to commence clearing the land for the construction of a new road from Sydney town to the signal station at South Head. The road, running along an earlier track, was completed by June and formed the basic structure of South Head Road, renamed Oxford Street in 1875. In 1833, the Reverend Richard Hill, who had arrived in Sydney in 1818, and was principal minister at St James Church, was granted 7 acres fronting the South Head Road. Hill built a cottage on the land, set back from the road, with stables, a coach house and outbuildings. Hill died soon after in 1836 and the estate was sold, with the Sydney merchant Robert Campbell purchasing it. On his death in 1846, the estate passed to Charles Campbell, Robert's third son. Campbell, although primarily based at his Duntroon estate, used the Sydney cottage, with his wife Isabella living there until the late 1870s. Despite the road, the area remained undeveloped and isolated until 1841 when work

began on what was to become the suburb of Paddington. The exposed, sandy nature of the area had seen it largely overlooked in the first 50 years of Sydney's development, until Governor Bourke settled on the area for the construction of a new military barracks complex. Work on Victoria Barracks began in February 1841, with stonemasons, builders and artisans moving into newly erected cottages on South Head Road opposite the barracks during construction. These rudimentary houses were the foundation of the village of Paddington. The suburb rapidly expanded as stores, produce merchants, hotels, water carriers, blacksmiths and other tradespeople moved in to service the barracks, soldiers and their families.[7]

A hotel is built

In November 1864, Charles Campbell subdivided and sold the Hopewell Estate which was directly across the road from the barracks. Hopewell Street was laid out at this time. The estate consisted of 58 lots, 15 of which fronted South Head Road. [8] Lot 9, on the corner of Hopewell Street and South Head Road was purchased by James Maloney who erected a new hotel on the block, named the *Prince of Wales*, with Edward Hardy as the first licensee.[9]

In an 1868 sale notice, the hotel was described as a two storey, brick building on stone foundations, with a public bar, three parlours, a back veranda, four bedrooms, kitchen and servant's room, two cellars in the basement, a large yard with stables and a well.[10]

The hotel which stood across from the South Head Road toll bar, in what at the time was a growing part of the suburb, was purchased by Charles Campbell. The association with the nearby toll bar was such that the hotel changed its name to the *Toll Bar Hotel* in 1873, (having briefly been known as *Everson's Hotel* 1872-1873 after the then publican) before changing again in 1878 to the *Unicorn Hotel*, with Mary Croft as the licensee.[11] Croft had taken over the Toll Bar Hotel in 1875 before changing the name. She left the hotel in 1880, transferring the licence to James Hindwood.

Interpreting photographs of the altered building (e.g., Fig.4) the hotel can be seen to have been a fairly typical, but plain and almost austere Victorian era hotel, originally of two storeys. No photographs of the building as originally built have been discovered for this report, but the later images of the altered building show a plain rendered finish, with what had been a dentilled cornice formerly set below a parapet hiding a skillion roof. A simple entablature surrounded the corner entrance and the fenestration was composed of double-hung sash windows with expressed lintels and sills.

Extensions in 1913

In 1905, the *Unicorn* was owned and operated by Edward Francis. In 1913, Francis engaged the noted Sydney architects Spain and Cosh to enlarge the 1860s hotel, adding an extra storey to the building with five new bedrooms and a bathroom, while rearranging the internal bar areas, adding new parlours, a kitchen and other public

[7] Kelly, M, 1978, *Paddock Full of Houses: Paddington 1840-1890*, DOAK Press, Sydney, p19.
[8] *The Empire*, 10 November 1864, p.4
[9] Unicorn Hotel Property Managers File, N60/2713, Tooth and Co Collection, Noel Butlin Archive, ANU Canberra
[10] Sydney Morning herald, 11 April 1868, p.7.
[11] Sands Sydney and Suburban Directory, 1865-1880.

spaces on the ground floor. The façade was finished in a Federation free style, again with a parapet hiding the roof line, and a cartouche on the front corner showing the construction date and the name *Unicorn Hotel* finished in Art Nouveau-styled lettering on the Oxford Street and Hopewell Street facades. A post-supported awning was added at street level along both frontages of the building. The renovations cost an estimated £2000.[12] Tooth & Co by this time held the Bill of Sale for the hotel, having loaned Francis money for the renovations. Francis died in c1919, with Tooths subsequently managing the hotel on behalf of his estate.

As the holders of the Bill of Sale, or First Mortgage, Tooths had an active interest in the hotel, despite not technically owning it. For example, in 1929, they lent £100 to the then licensee, Samuel McIntyre, towards the replacement of the post awning with a cantilever awning.[13] In June 1930, the trustees of Francis' estate approached Tooths with an offer to sell the hotel to the company, however with declining sales as the Great Depression worsened, the company declined the offer. They did however agree to rent reductions for the-then licensee, Alfred Reid who had taken over from McIntyre in 1929. Despite the reduction, Tooth's evicted Reid in 1931after their inspections found the hotel in a dirty state, inefficient in its trading and Reid drinking heavily.[14]

The new hotel

In February 1936, Tooth & Co purchased the freehold on the hotel for £5220. The then license holder, Ernest Watkins had worked hard to reduce the amount of after-hours trade at the hotel, although he was fined twice by the licensing court for selling alcohol after the permitted 6pm close. By 1940, Tooths had decided to replace the old hotel with a new building. In March the company purchased two adjoining shops on Oxford Street, and in May engaged R.M. Joy and Pollitt architects to design a new hotel. Joy and Pollitt had already designed a number of hotels for the company, including the *Golden Barley Hotel* in Enmore – a striking Moderne/Functionalist design on a corner site, putting modern concepts and presentation to the fore. Tenders for the *Unicorn* were called soon after with the work awarded to A.F. Little, who was then working on alterations and additions to the *Captain Cook Hotel*, Millers Point for Tooths.

Demolition had begun on the hotel by November; however work on the construction of the new building was delayed through the first months of 1941 due to shortage of steel and rubber, both of which were being requisitioned by Defence for the war effort. As work progressed, the licensee Joseph Murn was trading from a temporary bar in Hopewell Street on a reduced rent. Despite this concession, Murn sold his license in February 1941, with the new license holder Matthew Ryan to take up the license once the new building was completed.

The new *Unicorn Hotel* was opened on 18 August 1941. The building was in stark contrast to the Victorian style of its predecessor, being a sleek, modern functionalist style design. The ground level façade was curved to address the corner, while above the awning parallel bands of lighter cement render contrasted with stepped profile and the vertical blocking of a corner tower. Inside on the ground floor, a large, serpentine bar swept through the front section, with entrances from Oxford and

[12] Elevations and Plans of Unicorn Hotel, 1913, SRNSW. *Evening News*, 23 June 1914, p6.
[13] Unicorn Hotel, Yellow Card, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[14] Unicorn hotel, Property officer file, N60/2711, Tooth & Co Collection, Noel Butlin Archive ANU Canberra

Hopewell streets, while to the rear was a lounge area and a women's parlour both of which could be accessed directly from entrances separate to those of the main bar. The first floor included seven bedrooms, a sitting area overlooking Oxford Street with an outdoor balcony above the corner and accessed via the sitting room. At the rear was a kitchen and large dining room. Men's and women's bathrooms were also provided. The roof top included the laundry and a flat roof drying area, while in the basement a generous cellar mirrored the bar area above, with a cool room in the middle, spirit and general store rooms, a staff changing room and access to the yard at the rear.

A Tooths memorandum, dated 6th January, 1942 records that A.F. Little's tender of 13,740 Pounds for the rebuilding of the hotel was accepted on 24th July 1940. The work was completed at a cost of 13,525.16.3 pounds and a three year lease sold. The new hotel took some time to settle, with a series of minor leaks and defects being addressed over the first four years of its operation. Then in 1945, the licensee, Ryan who had taken it over in 1941, took leave due to illness, with Tooth's agreeing to allow a manager to work the hotel on Ryan's behalf. Ryan and his wife moved off site, but continued to hold the license. The arrangement was problematic from the start, with the first manager, Mr Boader, having a breakdown, smashing the mirror and front glass doors of the bar and being removed to hospital by the police. Although better managers were found, the Ryans eventually transferred the lease in 1954, due to their not being able to fulfil Tooths' requirements that the license holder should live on site.[15]

A constant issue for the hotel was the competition from near neighbours, particularly the *Rose, Shamrock and Thistle* across the road. The new publican, Sidney Howard, formerly of the *Shakespeare Hotel* suggested to Tooths that the addition of a saloon bar and extension of the lounge would help the trade. Plans were again drawn by Joy & Pollitt and the work was approved by the company board in August 1954 with a new saloon bar created through the conversion of the mixed parlour and the removal of one women's toilet, replaced with a new toilet in the lounge.

The new spaces were opened in May 1955. As well as more room, Howard had also been attracting customers by showing films in the front bar area, although this was soon banned by Tooths after complaints from the Commonwealth Customs of films being imported illegally. He also built a stage in the front bar for a piano, employing a pianist and vocalist between 11am and 2.30pm, then 4pm till 5.15pm. However this was soon moved to the saloon bar due to the 'terrific noise' made by patrons singing along. The hotel inspector noted in August 1954, that when the piano and singing were happening in the saloon, the bar was crowded, 50% being women with 'community singing again indulged in and appeared to be enjoyed by the majority of those present'.[16]

In 1955 the license was transferred to Carmen Bellanto, a publican formerly of Denman NSW. Bellanto noted the surrounding competition and requested the installation of Reschs instead of Tooth's Old and New beers, as other pubs in the area served Reschs, and his own customers were drifting away. The brewery, in an internal memo, suggested trade might be down due to Bellanto's foreign sounding name, and although his license was renewed, his continuing insistence on serving

[15] Unicorn hotel, Property officer file, N60/2714, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[16] Unicorn hotel, Property officer file, N60/2714, Tooth & Co Collection, Noel Butlin Archive ANU Canberra

	Reschs and the company's continuing refusal eventually saw him sell out early in 1957. The new publican, Frederick Heidtman also requested Reschs be added, reiterating Bellanto's claims that the surrounding hotels, and the new RSL were all serving it and his customers preferred it. In response Tooths surveyed the local hotels. There were at that time, 1959, 15 hotels close by, 12 of which were on Oxford Street between the Beauchamp on the South Dowling Street corner and the Light Brigade at Jersey Road. Of the 15, seven sold Reschs exclusively, three sold a mix of Tooths and Reschs, two sold Tooheys only, one sold Millers beer and the remaining two sold a mixture of beers.[17] The company continued to resist the addition of Reschs despite repeated requests from licensee's, until finally relenting in 1970. In 1974 Tooths acknowledged the local competition and proposed new works to the bar in an effort to modernise it and make the hotel profitable. Since 1960, ten lessees had operated the hotel suggesting it was unprofitable. One reason given was the large, rambling bar counter that was expensive to operate and provided more room behind it than it did for drinkers in front. The plan for changing the hotel included the conversion of the serpentine bar into a central island bar, serving the public bar area, a new snack bar and servery behind for food preparation, the installation of a cold room into the former lounge access corridor, the relocation of the bottle department into the public bar and a new club bar at the rear on the Hopewell Street side. A wall in the lounge was also to be removed, giving direct access between the club bar and the lounge, and opening up the stairs to the upper level.[18] Following the renovations, the Unicorn Hotel became one of the early live music venues along Oxford Street. The Australian band Mental as Anything had their first public shows at the hotel in 1977, being the regular band on Monday nights.[19] Tooths continued to own the hotel into the 1990s. In the mid 1990's, part of the basement area was converted into a nightclub space known as the Fringe Bar, which operated as a club and comedy venue until c2014. From the early 1980s till recent years, successive owners of the hotel have caused plans to be prepared for alteration and adaptation of the building, reducing its historic and enduring hotel function. Seen in the context of current concerns about the loss of historic pubs to residential or commercial use, and the successive proposals for *The Unicorn* to date, it could be considered vulnerable, although it appears to be trading successfully with a high and popular profile, and with some adaptive reuse of its upper floor in place.
THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical theme	Commerce Towns, Suburbs and villages

[17] Unicorn hotel, Property officer file, N60/2715, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[18] Unicorn hotel, Property officer file, N179/436, Tooth & Co Collection, Noel Butlin Archive ANU Canberra
[19] https://www.cityofsydney.nsw.gov.au/__data/assets/pdf_file/0010/65836/Rock-n-RollWalkOfFame-n-Shame.pdf

(if known)	Accommodation Labour Domestic life Social Institutions
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The *Unicorn Hotel* is significant in the heritage of Paddington and Woollahra as the site of one of the historically important hotel uses established in the suburb and Municipality, and in continuous operation since 1864. The current building is distinctive for its European - inspired Functionalist/Moderne architectural design and character, which capitalised on its corner location and supporting side street exposure for prominence and projection of its departure from the drinking environment of Paddington's older hotels. *The Unicorn* also reflects how Tooth & Co employed contemporary architecture to promote the image of its numerous hotels, the company's public face. In 1933 Tooth & Co general manager Tom Watson wrote, 'Hotels are our best medium for advertising and prestige'.[20] Tooth & Co architects were encouraged to be stylistically enterprising, so that new hotels would be 'good advertisements' for the company, and would stand out in any city or suburban street.
Historical association significance SHR Criteria (b)	The *Unicorn Hotel* is important as an example of the work of R.M. Joy & Pollitt Architects (project architect John Wise Pollitt 1913-1998). Joy & Pollitt were one of the group of preferred architectural firms that carried out works for Tooth & Co, and other hoteliers. Their work straddled alterations to older hotels as well as the design of new, modern replacement buildings, which usually remain significant in their contexts. Paddington benefits from a number of these. Tooth & Co were one of the most important firms of brewer-hoteliers in NSW throughout the 19th and 20th Centuries.
Aesthetic significance SHR criteria (c)	The *Unicorn Hotel* is rare within Paddington and Woollahra as an accomplished example of the Inter-War Functionalist style of architecture, which contributes to it being a distinctive landmark in the Oxford St streetscape, and Paddington generally. It is also important as an assertive new, "modern" element within significant older streetscapes, adding to their diversity.
Social significance SHR criteria (d)	The Unicorn is of a contemporary, living social significance for its continuing contribution to the sense of identity within Paddington and for the local and wider community, being one of the hotel network which structures the urban and social fabric of the suburb. Paddington has a history of community activism and this has inevitably been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area.
Technical/Research significance SHR criteria (e)	The *Unicorn Hotel* is of local significance to Woollahra and Paddington, as an example of how the locality's distinctive and distinguishing corner pubs have evolved to serve their changing community and clientele, reflecting socio-economic changes in their context.

[20] http://www.powerhousemuseum.com/collection/database/?irn=375827
[21] Woollahra DCP 2015, Part C, clause 1.2.3,Character Elements,p.9

Rarity SHR criteria (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the *Unicorn Hotel* is uncommon, and rare. Market challenges and an increasingly valuable site, attractive for conversion or redevelopment for housing or commercial use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner city suburbs. *The Unicorn Hotel* might be at particular risk. It is also a prominent and rare Moderne style commercial building, representative of the newer modern buildings being introduced to the locality in the mid-20th Century.
Representativeness SHR criteria (g)	*The Unicorn Hotel* is important as one of the key, corner-sited, landmark Paddington hotels, occupying a site which is amongst those of the longest continual hotel use in the suburb, from the 1860s. As such it is one of the key character elements of the Paddington Heritage Conservation Area[21]. It is also a prominent Moderne style fashionable commercial building, representative of the newer modern buildings being introduced to the locality in the mid-20th Century.
Integrity	The *Unicorn Hotel* is significantly intact externally, having sustained some changes to window and door openings, but retaining most of its crafted architectural design. Internally the building is the product of successive updates and changes which need to be carefully studied in order to understand the interiors' current condition and their impact on integrity and significance.

HERITAGE LISTINGS

Heritage listing/s	The *Unicorn Hotel* is within the Paddington Heritage Conservation Area
	The *Unicorn Hotel* is within the National Trust Paddington Urban Conservation Area

INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Written Graphic/Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
published book	J.M. Freeland	'The Australian Pub' Melbourne University Press	1966	author's copy
published book	Max Kelly	Paddock Full of Houses	1979	author's copy
unpublished history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre

RECOMMENDATIONS

Recommendations	It is recommended that : • Appropriate Conservation Management Documents be prepared to guide all future change and development of the *Unicorn Hotel* ; • The NSW listing of the *Unicorn Hotel* as a local item should be sought and include its interiors , subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents (CMDs) that are to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington, including the *Unicorn Hotel*, should be listed as a group item on the Woollahra LEP and on the State Heritage Register; • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for

[21] Woollahra DCP 2015,Part C, Clause 1.2.3, Character Elements p.9

	suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes. • Council officers be available to liaise with owners prior to developing plans for change or development. The significant heritage attributes and elements of the *Unicorn Hotel,* to be further identified and confirmed by full heritage assessment and Conservation Management Documents, should be appropriately conserved, adapted and retained. Proposals for new work should reflect identified conservation policies for the building and demonstrate that they are contributing to the conservation of the significance and commercial viability of the Hotel. Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for possible reversal or removal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment (such as communications equipment, power generation, air-conditioning, heating and other services) should also be carefully considered, for possible alternative arrangements to be made where no detracting visual impact can occur. The *Unicorn Hotel*, and in particular its interiors, have been subject to serial modernisation and modification works – this has also happened in other Paddington hotels. Some of these works are objectively of admirable quality and do not invalidate the claims of the hotels to being regarded as places of heritage importance – rather, their history of change means that careful investigation must take place to guide future change, so that avoidable loss or obscuration of historic fabric and character does not take place.

SOURCE OF THIS INFORMATION
To be completed if this form is part of a heritage study or report

Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	10		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert A Moore		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Reilly for Woollahra Council	**Date**	December 2018

IMAGES - 1 per page

Image caption	Fig. 1 : Location of the *Unicorn Hotel*				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

COMBER ST
KIDMAN LN
HOPEWELL LN
HOPEWELL ST
PADDINGTON
OXFORD ST
GLENMORE RD
GLENMO
RE RD
72
72A
72B
74
76
78-80
82
84
86
88
90
92
94
94A
96
98
100
102-106
108
110
112
114
116
118
120
122
2-16
14A
14
12
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8
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4
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23
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17
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36

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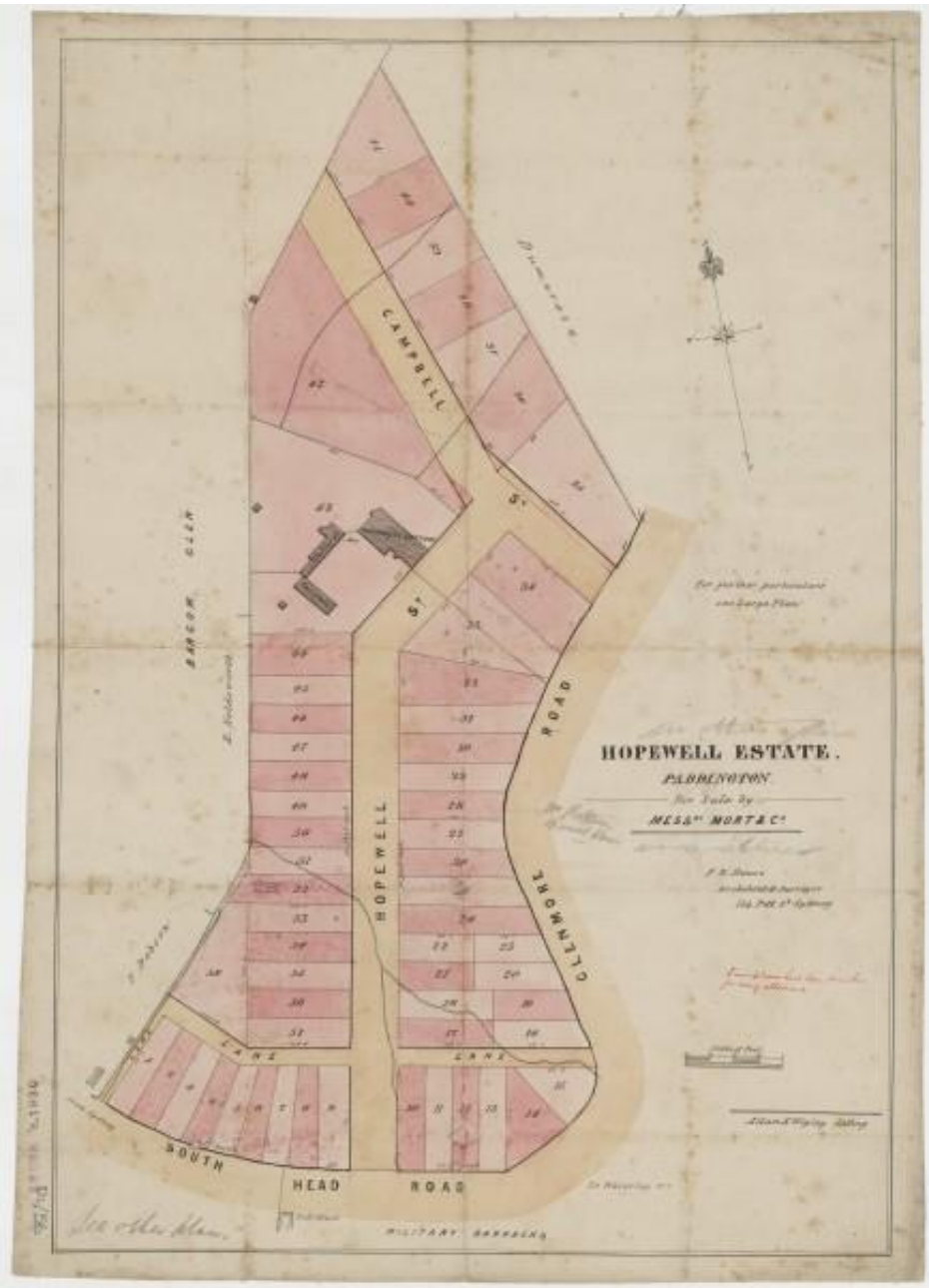
Image caption	Fig. 2 : Plan of the Hopewell Estate sale 1864. The Unicorn Hotel occupies what was Lot 9, corner of Hopewell and Oxford Streets, where the Prince of Wales Hotel, later renamed the Unicorn, was built in 1867.				
Image year	1864	**Image by**	unknown	**Image copyright holder**	State Library of NSW



IMAGES - 1 per page

Image caption	Fig. 3 :Metropolitan Detail Series sheet 9				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library

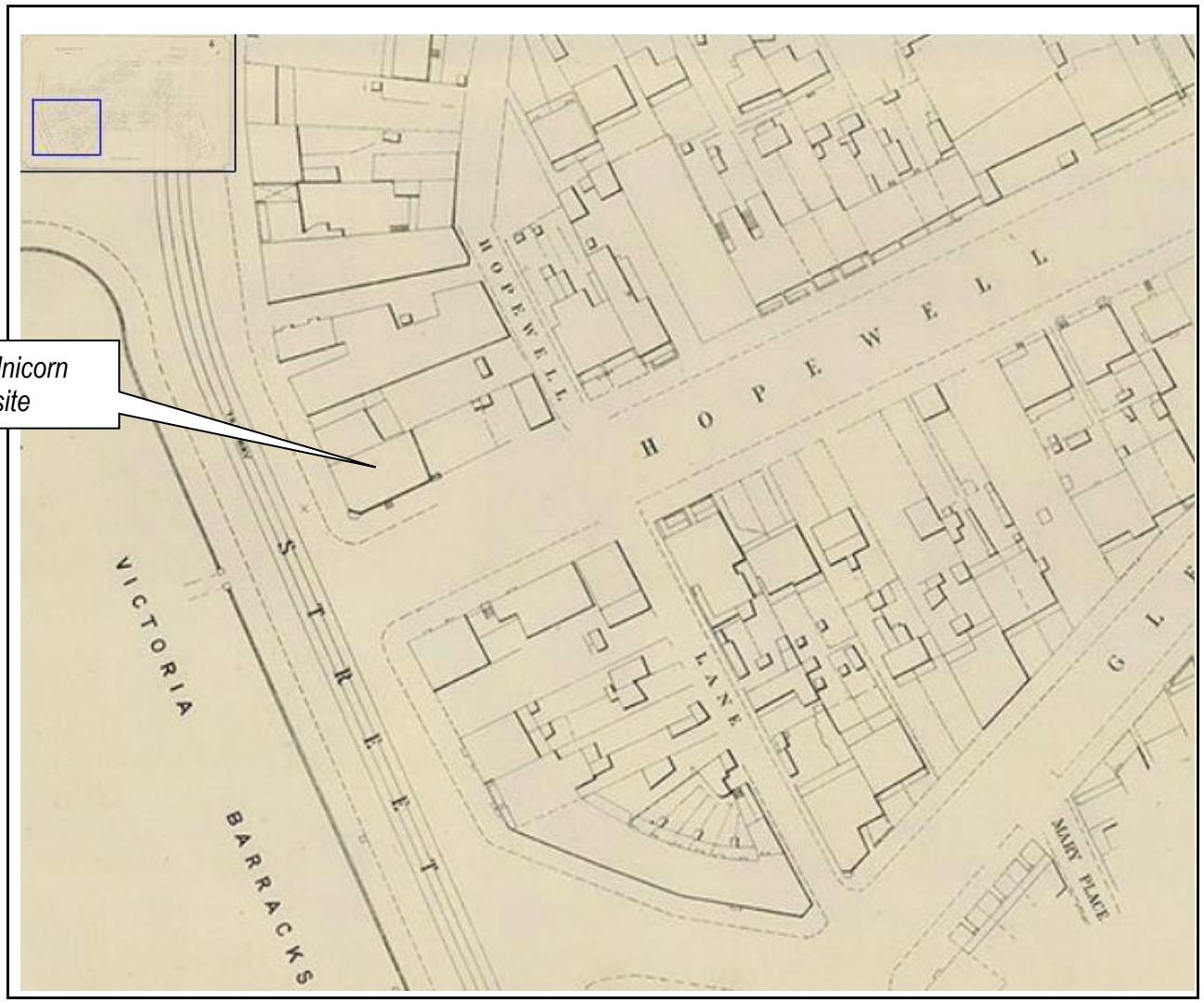


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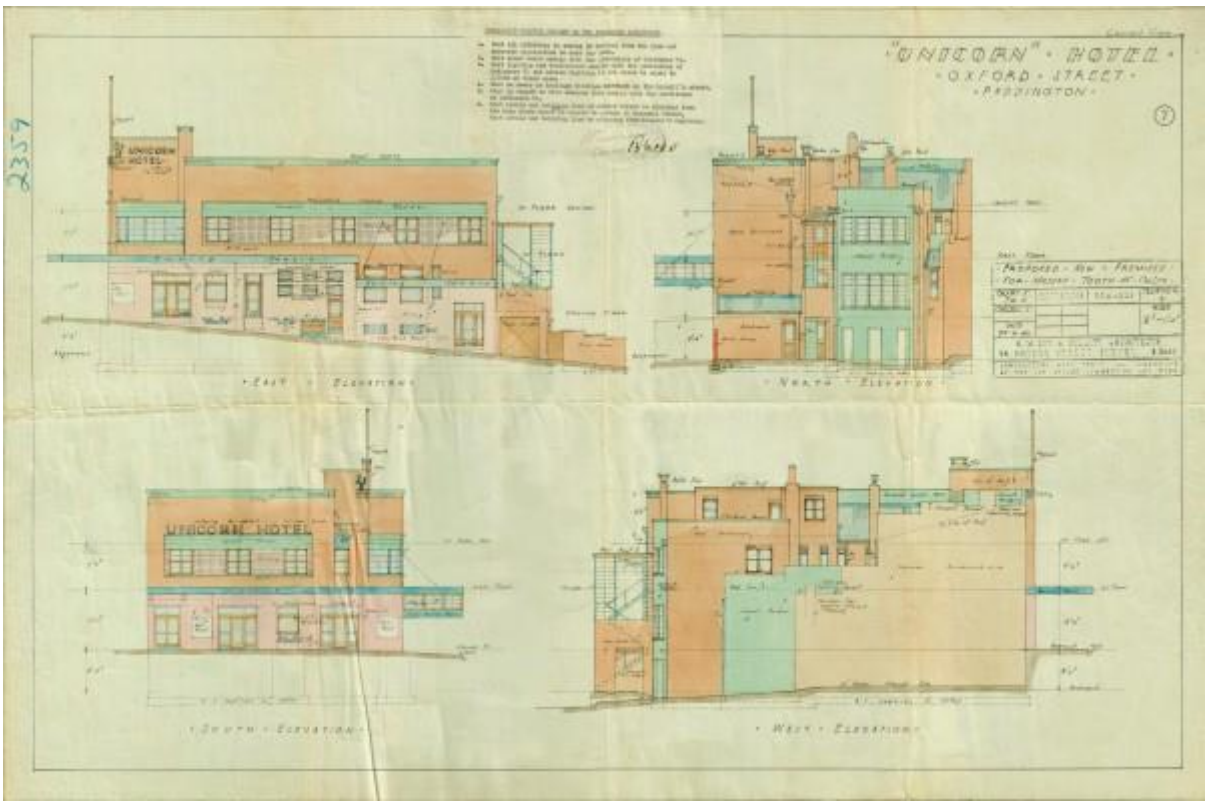
Image caption	Fig.4 : The earlier *Unicorn Hotel*, shown in 1930 – it was demolished in 1940. The original 1867 hotel can be seen below the bracketed cornice which supported the original parapet, removed for the addition of the second floor in 1913.				
Image year	1930	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

IMAGES - 1 per page

Image caption	Fig.5 : RM Joy & Pollitt plans for the new Unicorn Hotel, accepted by Tooths in 1941 - a radical departure from the staid Victorian style of the earlier building.				
Image year	1941	**Image by**	R.M. Joy & Pollitt Architects	**Image copyright holder**	City of Sydney Archives



IMAGES - 1 per page

Image caption	Fig.6 : RM Joy & Pollitt plans for the new Unicorn Hotel, 1941 - notable are the large, serpentine style public bar ; the separate access corridor for the lounge ; the outdoor balcony on the first floor ; the expansive cellars and generous bedrooms				
Image year	1941	**Image by**	R.M. Joy & Pollitt Architects	**Image copyright holder**	City of Sydney Archives

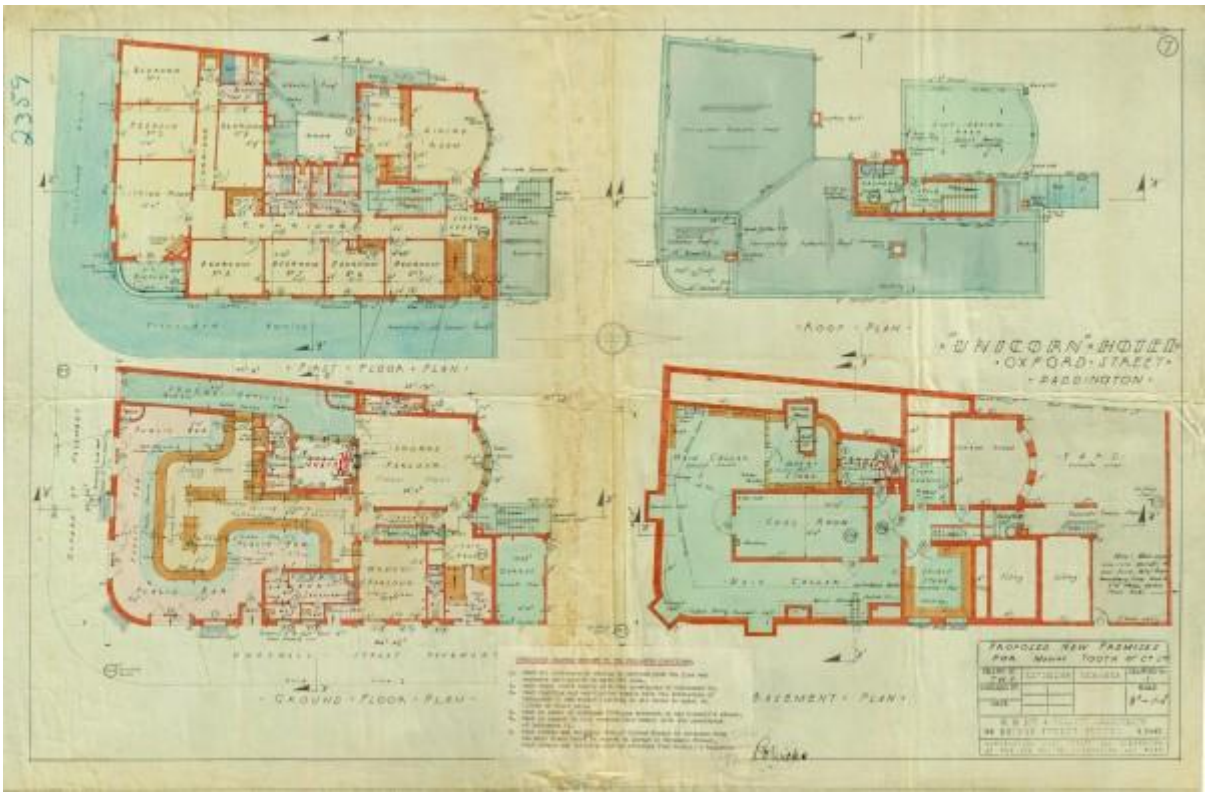


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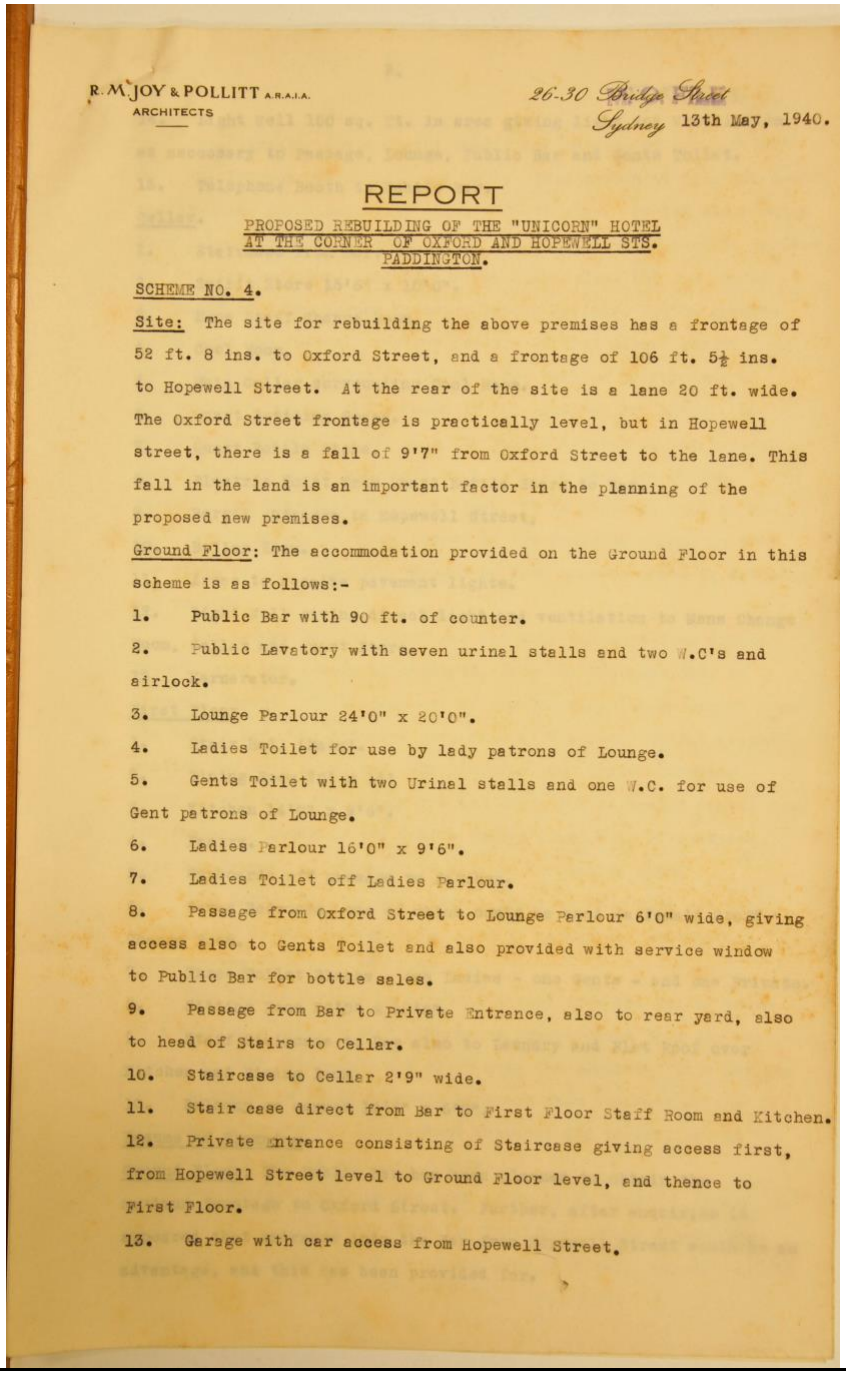
Image caption	Fig. 7 : Description of the accommodation of the accepted design of the *Unicorn Hotel* by Joy & Pollitt Architects, p1				
Image year	May 1940	**Image by**	RM Joy &Pollitt Architects	**Image copyright holder**	Noel Butlin Archives ANU



R. M. JOY & POLLITT A.R.A.I.A.
ARCHITECTS

26-30 Bridge Street
Sydney 13th May, 1940.

REPORT

PROPOSED REBUILDING OF THE "UNICORN" HOTEL
AT THE CORNER OF OXFORD AND HOPEWELL STS.
PADDINGTON.

SCHEME NO. 4.

Site: The site for rebuilding the above premises has a frontage of 52 ft. 8 ins. to Oxford Street, and a frontage of 106 ft. 5½ ins. to Hopewell Street. At the rear of the site is a lane 20 ft. wide. The Oxford Street frontage is practically level, but in Hopewell street, there is a fall of 9'7" from Oxford Street to the lane. This fall in the land is an important factor in the planning of the proposed new premises.

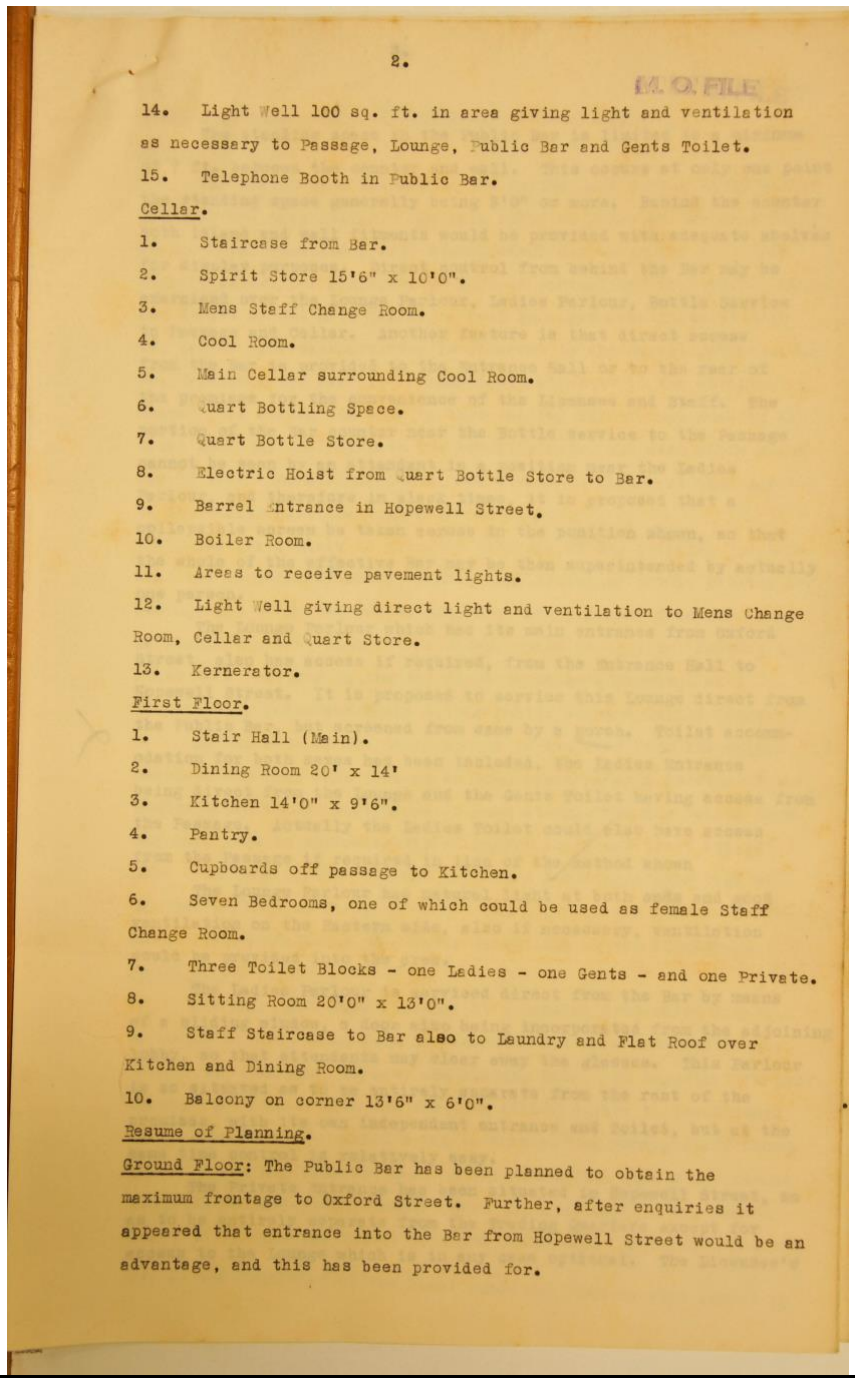
Ground Floor: The accommodation provided on the Ground Floor in this scheme is as follows:-

1. Public Bar with 90 ft. of counter.
2. Public Lavatory with seven urinal stalls and two W.C's and airlock.
3. Lounge Parlour 24'0" x 20'0".
4. Ladies Toilet for use by lady patrons of Lounge.
5. Gents Toilet with two Urinal stalls and one W.C. for use of Gent patrons of Lounge.
6. Ladies Parlour 16'0" x 9'6".
7. Ladies Toilet off Ladies Parlour.
8. Passage from Oxford Street to Lounge Parlour 6'0" wide, giving access also to Gents Toilet and also provided with service window to Public Bar for bottle sales.
9. Passage from Bar to Private Entrance, also to rear yard, also to head of Stairs to Celler.
10. Staircase to Celler 2'9" wide.
11. Stair case direct from Bar to First Floor Staff Room and Kitchen.
12. Private Entrance consisting of Staircase giving access first, from Hopewell Street level to Ground Floor level, and thence to First Floor.
13. Garage with car access from Hopewell Street.

IMAGES - 1 per page

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

Image caption	Fig. 8 : Description of the accommodation of the accepted design of the *Unicorn Hotel* by Joy & Pollitt Architects, p2				
Image year	May 1940	**Image by**	RM Joy &Pollitt Architects	**Image copyright holder**	Noel Butlin Archives ANU



2.

14. Light Well 100 sq. ft. in area giving light and ventilation as necessary to Passage, Lounge, Public Bar and Gents Toilet.
15. Telephone Booth in Public Bar.

Cellar.

1. Staircase from Bar.
2. Spirit Store 15'6" x 10'0".
3. Mens Staff Change Room.
4. Cool Room.
5. Main Cellar surrounding Cool Room.
6. Quart Bottling Space.
7. Quart Bottle Store.
8. Electric Hoist from Quart Bottle Store to Bar.
9. Barrel Entrance in Hopewell Street.
10. Boiler Room.
11. Areas to receive pavement lights.
12. Light Well giving direct light and ventilation to Mens Change Room, Cellar and Quart Store.
13. Kernerator.

First Floor.

1. Stair Hall (Main).
2. Dining Room 20' x 14'
3. Kitchen 14'0" x 9'6".
4. Pantry.
5. Cupboards off passage to Kitchen.
6. Seven Bedrooms, one of which could be used as female Staff Change Room.
7. Three Toilet Blocks - one Ladies - one Gents - and one Private.
8. Sitting Room 20'0" x 13'0".
9. Staff Staircase to Bar also to Laundry and Flat Roof over Kitchen and Dining Room.
10. Balcony on corner 13'6" x 6'0".

Resume of Planning.

Ground Floor: The Public Bar has been planned to obtain the maximum frontage to Oxford Street. Further, after enquiries it appeared that entrance into the Bar from Hopewell Street would be an advantage, and this has been provided for.

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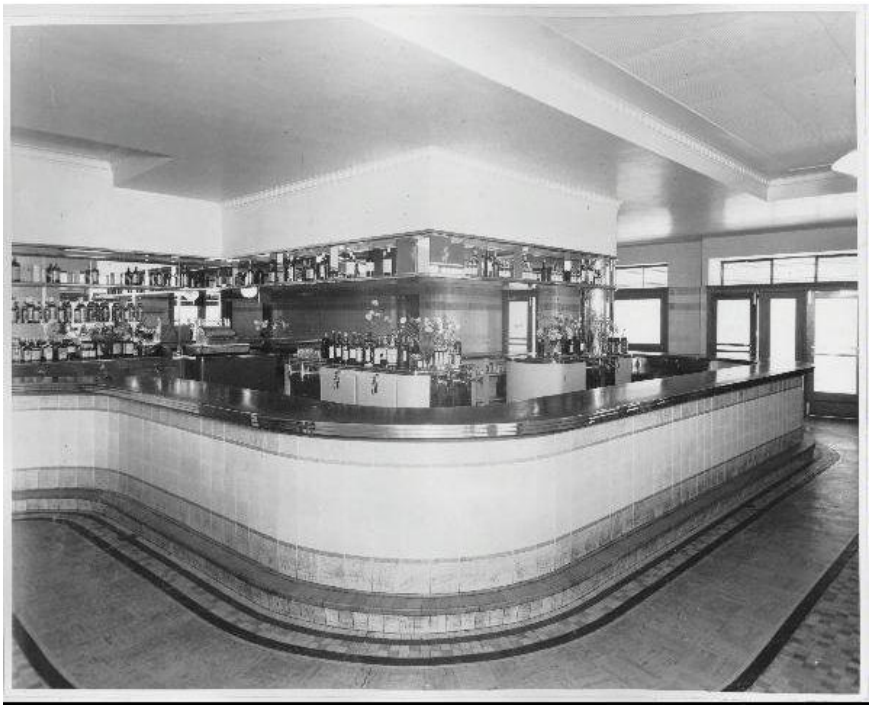
Image caption	Fig. 9 : The newly completed *Unicorn Hotel* by Joy & Pollitt Architects				
Image year	May 1941	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

IMAGES - 1 per page

Image caption	Fig. 10 : The public bar of the *Unicorn Hotel* http://hdl.handle.net/1885/243 and http://hdl.handle.net/1885/244				
Image year	May 1941	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU



IMAGES - 1 per page

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

Image caption	Fig. 11: The *Unicorn Hotel* , 1949.				
Image year	1949	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

IMAGES - 1 per page

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

Image caption	Fig. 13 : The *Unicorn Hotel*				
Image year	1960	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archives ANU

IMAGES - 1 per page

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

Image caption	Fig. 14 : The *Unicorn Hotel,* 2009.				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

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

Image caption	Fig. 15 : Hopewell Street elevations of the *Unicorn Hotel*				
Image year	2009	**Image by**	Susan O'Neill	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

Image caption	Fig. 16 : The *Unicorn Hotel* in context – still a "modern" building amongst older shop-houses				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 17 : The Unicorn Hotel, 2018 ; the acoustic structure erected in the rear yard is visible at the lower right of the image				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Ropbert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 18 : The Unicorn Hotel, 2018 ; view to the rear of the Hotel with bow-fronted dining room and acoustic structure at right				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Ropbert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 19 : The Unicorn Hotel, 2018 ; view within the main public bar, ground floor, showing front of island bar at left, new stair to basement restaurant in the foreground, and general bar area with pool table beyond				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Ropbert A Moore Pty Ltd

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Image caption	Fig. 20 : The Unicorn Hotel, 2018 ; view inside the bow-fronted lounge bar (former dining area), overlooking the rear yard and showing the typical fit-out character				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Ropbert A Moore Pty Ltd

Woollahra *heritage inventory*

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	**The Lord Dudley Hotel**		
Other Name/s Former Name/s	Underwood Estate Hotel (NB in the years 1878-1908, an earlier building of this name was on the site)		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	236		
Street name	Jersey Road		
Suburb/town	Paddington	Postcode	2021
Local Government Area	Woollahra Municipality		
Property description	Lot 2 DP 108968		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	The Lord Dudley Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's older, successful and enduring hotels, occupying a site that has been in continuous hotel use since its delineation by subdivision. It is an example of the local landmark, corner commercial development incorporated into the closer urban consolidation of the suburb, as that activity spread to the areas located on the expanding fringes of residential building, near some of the waning residual quarrying and industrial areas being overtaken by the demand for housing. The Hotel is of historical and social significance as a reference point for community identity, as Paddington's early pubs were and remain, having served the evolving community of the suburb through 100 years of demographic change leading to its re-emergence as a popular, desirable and fashionable area. The Lord Dudley Hotel's associations with locally influential identities, encompassing developer-publicans, prominent Irish community members, politicians, and a sporting hero give it both an historic and contemporary interest. Its long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose records also support interpretation of the building's history of change in step with its community. The Lord Dudley is of aesthetic significance, having a strong landmark streetscape and townscape presence in its locality, derived of its astute and sophisticated architectural design and construction. Its Anglophile design references, through use of the Edwardian/Federation Queen Anne Revival style, made it and continue to make it individual and characterful in the locality and the Municipality as a whole. While its interiors have sustained change, they are legibly part of the building's story, and it remains one of the most prominent landmark corner hotel buildings[1] in		

[1] Woollahra DCP 2015, Part C, c 1.2.3, pg.9

	the Paddington Heritage Conservation Area. As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.	
Level of Significance	State ☐	Local √

DESCRIPTION						
Designer	Halligan & Wilton Architects					
Builder/ maker	Unknown					
Physical Description	Located at the corner of Jersey Road and Quarry Street, and opposite the intersection with Holdsworth Street, the Lord Dudley Hotel is a part three-storey, part two-storey Edwardian/Federation Queen Anne Revival style[2], purpose-designed hotel building built in 1908 as a replacement for an earlier hotel on the site, the Underwood Estate Hotel. On a site where Jersey Road "dips" between Hargrave and Trelawney Streets, the three-storey principal form of the Hotel, signalled by the tall half-timbered gables to both its corner frontages, was a clever response by its architects to the need for the hotel to have a prominent architectural persona, in what was an emerging commercial and civic locality of the early 1900s, with hotels, stores, and a police station. The building was arranged over four levels – basement cellar and stores, and rear yard ; ground floor public bar, parlors, and offices; first floor bedrooms and bathroom ; and the partial second floor, of bedrooms, under the gables of the imposing corner 'tower". While impressive in scale in its setting against its neighbours, the Hotel is tightly planned, balancing guest accommodation with the small public bar and parlors similar to those of its older competitors in the suburb. Using the splayed footprint of the corner site, the Hotel features a complex, steeply pitched, terracotta-tiled and hipped main roof with the two half-timbered gables joined by a three-sided bay with oriel window and surmounting roughcast rendered curvilinear parapet. A timbered balcony overlooks Jersey Road. The corner form steps down to a two-level hip-ended wing along Quarry Street, with a further detailed gable continuing the building's stylistic theme and richness. The gables, roughcast render, timber windows and other joinery are posed against the red dry-pressed face brick of the elevations, all delivered by commercially successful architects adroit and practised in their facility with the style. Responding to changing social trends and the needs of its clientele, the Hotel has been carefully adapted internally to provide the larger and more complex socialising and dining spaces required since the 1980s. New indoor-outdoor eating areas served by modern kitchens, and function/meeting rooms have re-purposed the re-arranged service areas and bedroom accommodation, in reflection of changes that have occurred in other Paddington pubs. However, in the Lord Dudley, much of the original building appears to remain intact, with the evidence of this in its plan form, original room spaces, pressed metal ceilings, the main staircase, all comparable with the original plans and descriptions of the building.						
Physical condition and/or Archaeological potential	Having been continuously maintained and upgraded, the hotel is in good condition. The site having been virtually wholly excavated in preparation for construction works incorporating a basement level, it is considered unlikely that the site has archaeological potential, other than of the building itself to reveal its construction and successive adaptation.					
Construction years	**Start year** 1908-9		**Finish year**		**Circa**	
Modifications and dates	Access to the interiors other than the public areas of the Hotel (ground and basement) was not available. Successive plans for the building depicting various					

[2] Richard Apperly, Robert Irving, Peter Reynolds, *Identifying Australian Architecture*, 1989, p.132

programs for upgrading have been used to understand some of the changes that have been made, or proposed.

The building retains much of the plan, layout and fabric shown in the architects' plan of 1908 prepared for Tooth & Co (Fig.5). Interestingly the strut-supported awning wrapping around the corner of the building and sheltering its public bar and entrance appears not to have been built as such, for a conventional post-supporting awning is shown in the earlier photos of the building (Figs.6 and 7). This was removed in 1953 as part of upgrades after Tooth & Co secured full ownership of the Hotel in that year. A later, suspended box form awning is depicted in the 1956 Emile Mercer cartoon (Fig.8) and 1960 photograph (Fig.9).

In the 1920s the Hotel remained much as built, this being reported in the Manager's Office Files of Tooth & Co, when they declined to purchase the adjoining terrace No.1 Quarry Street. One upstairs bedroom was reported to have been adapted as a sitting room. In 1942-3, as shown in Council approved drawings by D.Hardy for F. Dexter, a small extension of the main bar into the men's parlor was undertaken, allowing for more patrons to be served, and by fewer bar staff.

A 1949 report on the hotel for Tooth's described it in the following terms:
"This hotel is situated on a corner site measuring 31ft to Jersey Road by a depth of 75ft [and the hotel] is built over the greater part of the site. The hotel yard and cellar are on the same level and below the footpath. The building is about forty-five years old of very pleasing appearance, built of brick with steeply pitched tiled roof and half-timbered gables, it has been well maintained. The accommodation consists of a Public Bar, two parlours, one of which has been converted into a small bar and the other is used by the present licensee as an office, (no room is now available for use as parlours), dining room, kitchen and servery complete the ground floor.

The basement contains a large cellar, two store rooms, men's lavatories, ladies w.c., laundry and yard are on one level. A tradesman's gate and passage is the only access from street to yard. First floor contains six bedrooms, one sitting room, one bathroom and one w.c. Second floor contains four bedrooms. Many of the internal walls are of lath and plaster construction."

Having secured full ownership of the Hotel freehold in 1953, in July of that year Tooth & Co undertook more substantial renovations, removing ground floor partitions to combine ground floor rooms being the kitchen, dining and parlour into one large public lounge, with adjacent lavatories, to plans by Mr R.G. Simpson, Architect. The success of the new lounge attracted more women to the Hotel. The post-supported street awning was removed and replaced at this time.

In 1963 a new bottle department was created by inserting new partitions, and the Public Bar counter was replaced and realigned (although this has since been removed) (Fig.10). The rear verandah, off the Saloon Bar, was enclosed. This created more drinking areas in front of the bars, but the footpaths outside the Hotel remained busy. In 1979-81, the new licensee under Tooths - Jamie Couche - adapted most of the cellar storerooms into a new restaurant and kitchen area, by roofing over the rear service yard and converting the storage rooms to a new kitchen, stores and toilets. Drawings were prepared in 1982 by John Moorcroft Architect, and these show the adaptation of the existing basement/cellar rooms, and creation of the new roofed restaurant courtyard (Fig.11). The Hotel was decorated in "Old English Pub Style".

James and Honor Couche purchased the freehold of the Hotel from Tooths in 1990. Smaller alterations continued through the 1990s and into the new century. The external ground floor doors were modified to form windows with sandstone seats or planters externally in 2001, and an illuminated clock was added to the Jersey Road façade in 2002. A smoker's balcony was added to the rear of the ground floor in

	2006 (Fig. 12) with access from the lounge bar. The extent of any changes to the first and second floor has not been ascertained in this report. In 2016, Council approval was gained for proposed further alterations in which an upper level was to be added to the garden courtyard, replacing the glazed roof over the basement level dining courtyard. This work has not proceeded.
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them. By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[3] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether (1) any new publicans license's should be granted in the coming three years, and (2) if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[4] In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[5] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th Century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well.

[3] Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[4] Kelly, op cit, p.181.
[5] *from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*

Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th century hotel into larger public bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the public bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, public bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[6]

External change to the appearance of hotels was also common during the first decades of the 20th century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities.

During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[7] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[8] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents.

Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment.

Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the

[6] Freeland J.M. *The Australian Pub, MUP, 1966, p176*
[7] *Wikipedia http://en.wikipedia.org/wiki/Australian_pubs*
[8] Freeland J.M., *op cit p192*

	complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner-city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	Paddington is part of the land of the Cadigal people. In 1823, ex-convict James Underwood and two other emancipists, Robert Cooper and Francis Ewan Forbes, combined to establish Sydney's first legal distillery on 100 acres of land granted to them between Old South Head Road (Oxford Street) and Rushcutters Bay. By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the partnership was dissolved. 97 acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.[9] This grant comprised a quarter of present day Paddington and was chosen for its supply of fine water from the Glenmore Brook near Jersey Road. The area became known as the Underwood Estate, or Underwood's Paddock. It encompassed the land between Oxford, Ormond, Cascade Streets, Glenmore Brook and Jersey Road. Underwood's Paddock was first subdivided in 1839 and was called the Paddington Estate. He called the area after the London Borough where he had property and by the mid-1830s, the name 'Paddington' was in common use. The subdivision ran from Juniper Hall along Oxford Street to Jersey Road and down to Paddington Street. Four streets, Underwood, Paddington, Elizabeth and William, were formed for the subdivision and 80 allotments were offered for sale. The main sales however occurred in the 1870s, when the rest of the estate, totalling over 800 lots was sold. The growth of Paddington had been slow during the early years of the nineteenth century. Large estates, the relative isolation of the area and an economic slowdown in the early 1840s hampered development. The construction of Victoria Barracks in 1848 was the impetus for the main development of the village, firstly along Oxford Street opposite the new barracks. Victoria Barracks provided the main source of custom for the early hotels, which were mostly within a short distance of the Barracks along Oxford Street, including the Sussex Arms, the Britannia, the Rose and Crown, the Londonderry, the Rifle Butts and Colonel Bloomfield's Arms, the Crab Guns, the Greenwood Tree and the Paddington Inn.

[9] Parkinson 'The Underwoods: Lock, Stock & Barrel'

The subdivision of the large estates, such as the Underwood Estate, particularly between 1870 and 1890 fuelled a building boom, including houses and hotels across what was to become the suburb of Paddington. The predominant form was the terrace house, built largely by small scale builder developers, in rows of four to six houses. Terraces made maximum use of the narrow suburban blocks, and the sloping topography of the area while still offering enough room for families and small backyards. Paddington was a renter's suburb, with the majority of houses leased to workers who commuted into the city, to the docks or the industries around Sydney's southern fringe.[10] This working class community, with few public halls or restaurants, relied on local hotels for their meeting areas and dining rooms.

Lord Dudley Hotel

Point Piper Road, which ran down the eastern boundary of the Paddington Municipality as a connecting thoroughfare between Oxford Street and New South Head Road, had been developed in stages since the 1850s. The road was controlled by the South Head Road Trust, which by the 1870s was struggling to keep the road in working order as traffic increased. The lower reaches of the road, towards Ocean Street, although part of the large Underwood Estate, had been left unsold and undeveloped into the late 1870s, with a large quarry and a tannery being the main land use. In 1878, lots fronting Point Piper Road were finally released as part of the sale of residue areas of the Underwood Estate.
The corner of Point Piper Road and a new street, called Quarry Street, was within Lot 7, Section 15 of the Estate and was purchased by William Buchanan, a carpenter of Paddington. By 1878 Buchanan had erected a dwelling and hotel on the corner, initially naming it the *Estate Hotel*, and then the *Underwood Estate Hotel*.

Another hotel, the *Horticultural Hotel* was built next door on Lot 6 at the same time by George Graham. Buchanan took up the licence for the hotel for its first years, before sub-leasing it to various publicans. Plans show the *Underwood Estate* Hotel as addressing the corner block, with two detached outbuildings in the rear yard space. In 1885 Buchanan purchased the *Horticultural* Hotel next door as well.[11] In 1888, he built three terrace houses to the rear of the Hotel, these being Nos. 1,3 and 5 Quarry Street, and all were leased by 1889.

The two hotels traded side-by-side until the license of the *Horticultural* was cancelled in 1891 due to a lack of accommodation offered.[12] Buchanan changed the building to a grocery, and later a laundry. The nearby Glenmore Tannery and Woollahra Quarry industrial sites probably provided custom.

The *Underwood Estate* hotel continued to trade on the site until July 1908, when the building was demolished to make way for a new, modern hotel. The old hotel was totally dismantled and the salvage material sold at a public auction, including over 10,000 hardwood joists, beams and floorboards, roofing iron, ceiling iron, water pipes, doors, window frames and sashes, as well as tubs, stoves and other fixings.[13] Tooth & Co had by this time taken up the head lease on the property (from 1 June 1908) and had plans prepared by architects Halligan & Wilton for a new hotel, to be called the *Underwood Estate* Hotel, on the site.

The new hotel was completed in early 1909, but had changed its name to be the *Lord Dudley* Hotel, in recognition of the swearing in of William Humble Ward, 2nd Earl of Dudley, otherwise known as Lord Dudley, as the Governor-General in September 1908. Publican Thomas O'Sullivan held the licence for the new hotel. O'Sullivan had been publican of the former *Underwood Estate* Hotel since February 1902. He had arrived from Ireland in the mid-1880s and first started in Sydney's

[10] Kelly,op cit, pp.83-84; pp95-100.
[11] LPI Old Systems Torrens title Volume 330 Folio 80
[12] *Evening News*, 15 May 1891, p.6.
[13] *Sydney Morning Herald*, 27 June 1908, p.3.

horse racing industry, having a good knowledge of Irish thoroughbred racing, before moving into the hotel business.

The new hotel was designed in a Federation Queen Anne Revival style, addressing the corner, with frontage to Jersey Road and Quarry Street. The hotel included a large cellar and basement level and three floors of bar and accommodation. The basement level covered the footprint of the entire ground level of the Hotel, with a large cellar at the front, a spirits store and general storeroom, a wood and coal store and a laundry. A public toilet and urinal, as well as staff toilet were also in the basement, with a small yard area at the back.

On the ground level the main U-shaped bar with a bottle department took up the corner portion, with two parlours behind and a hallway access to a dining room and kitchen at the rear. The kitchen, dining room and one parlour all had fireplaces. Stairs to the basement and a second flight to the upper levels led off the hallway, with a small balcony to the back of the hotel.

On the first floor were seven bedrooms and a single bathroom. The two bedrooms on the Jersey Road frontage each had a fireplace and access to a small, shared balcony, with the rear bedroom also including a fireplace. On the second floor a small landing at the top of the stairs gave access to another four bedrooms, one with a fireplace. No bathroom was placed on the second floor, with residents required to use that one provided on the first floor.

In October 1920, the owner of the terrace house at 1 Quarry Street, immediately behind the Hotel, approached Tooth & Co to acquire their terrace for incorporation into the Hotel. The offer was rejected as the Hotel, being new, was considered big enough for the area and the trade. Further, as the house was old and dilapidated, and its yard was below the yard level of the Hotel, any incorporation would require too much work. A report on the Hotel at this time shows it in the same configuration as when built, with the exception of one of the bedrooms on the first floor having been converted to a sitting room, leaving a total of 10 bedrooms.[14]

Thomas O'Sullivan ran the *Lord Dudley* with his wife Sarah until, due to ill health, he transferred the licence in December 1920 to his son Maurice. Maurice continued with the license until he traded it in 1925, moving to the *United Service Hotel* (now the Paddington Inn) on Oxford Street, Paddington. In 1927 he left to join the NSW Parliament as the ALP member for Woollahra, becoming Member for Paddington in 1930, a position he held until 1959.

The O'Sullivan family was a prominent Catholic and ALP family. Thomas and Sarah's daughter Winifred was the sweetheart of Australian boxing legend Les Darcy, with Darcy regularly visiting the family at the Lord Dudley from the time they met in 1914 until Darcy travelled to America in 1916. Darcy asked Thomas if he could marry his daughter, but they were both considered too young and Thomas refused.[15] Darcy sometimes stayed in the rooms at the hotel and may have also helped behind the bar at the *Lord Dudley* during this period.[16] Maurice O'Sullivan was one of Darcy's closest friends, including being in the corner during a number of Darcy's bouts. After Darcy's death in America in May 1917, Winifred, who was with him and Maurice, who was in Sydney, paid and organised to have his body returned to Australia.[17]

When Thomas died in May 1943, his son (and successor as licensee) Maurice was by then NSW Minister for Transport. Thomas's funeral was attended by the Premier

[14] Lord Dudley Hotel Managers Office Files N60/1816, Tooth & Co Collection, Noel Butlin Achives, ANU.
[15] Park, R & R. Champion, *Home Before Dark: The Story of Les Darcy, A Great Australian Hero*, Penguin Australia, Melbourne, 1995 pp 131-132; 185.
[16] *Sporting Globe*, 23 February 1946, p4.
[17] Park, pp. 334-336.

	and his cabinet, the Chief of Police, the Mayors of Waverley, Woollahra and Paddington, as well as the local Sisters of Charity and members of Sydney's Irish community.[18] His wife Sarah had died in 1935, and had also been honoured at her funeral with the attendance of the ALP Whip, as well as numerous Parliamentarians, local alderman, church leaders and union officials. 500 people attended Sarah's funeral, with a cortege stretching 800 metres behind the hearse.[19] After the O'Sullivan family left the *Lord Dudley* in 1925, the hotel freehold which belonged to the estate of William Buchanan, the original owner of the *Underwood Estate Hotel*, was offered to Tooth & Co for £1400, who refused the offer and the Hotel was sold at auction to a triumvirate of owners, three women Mesdames Wall, Mortimer and Davis. Tooth & Co continued to hold the head lease and to sub-let the property to publicans. In 1931, the then licensee Harry Firkin asked for a rent reduction, complaining that due to the Depression, local workers were being put off and his trade was down. Tooth & Co agreed and reduced his rent accordingly. Firkin left in 1932, replaced by Frederick Hallgreen in March, who in turn left in August to be replaced by Frederick Crawford. The trade at the Hotel was still suffering and Tooth's reduced the rent again for Crawford in June 1933.[20] In 1949, as the end of the 50 year head lease on the building approached, the company began to investigate the viability of purchasing the freehold for the building. A report on the building noted that all ten bedrooms were occupied and some changes had taken place throughout. One of the parlours on the ground floor (a "men's parlour") had been converted into a small bar area in 1942, with a U-shaped counter added that could be accessed from the main bar, and the other parlour converted into the licensee's office. Internal walls were described as being lathe and plaster, while outside it was recommended to remove the post awning and to tile the exterior.[21] Tooth & Co purchased 2/3 of the freehold in June 1949, negotiating with the estate for the remaining 1/3 which they finally secured in May 1953.[22] At this time some internal renovations were carried out, with the walls separating the former dining room and kitchen area, and the office/parlour being removed to form a larger lounge area behind the main bar.[23] The lounge could seat 70 and was partly in response to the increasing number of women coming to the hotel. At peak periods the manager reported women spilled out of the parlour, into the stair hall and up the stairs and mixing with the male drinkers.[24] The work was done in July 1953, with the post awning being removed in August. The tile roof and the metal ceilings in the bedrooms were also repaired during 1952-1953. In 1956 the *Lord Dudley* featured in a cartoon in *The Sun* newspaper, to celebrate the hotel installing a television (possibly to take advantage of the televised Melbourne Olympics). The cartoonist Emile Mercier drank at the *Lord Dudley*, and renamed the hotel the Jolly Dudley in his cartoon in honour of the then publican, Frank Jolley (Fig.8).[25] In 1963 the main bar was reconfigured to create a straight bar counter for the main bar, replacing what had been an angular, serpentine style bar. This created more even work space behind the bar and a larger drinking area in front of the bar.

[18] *The Catholic Weekly*, 6 May 1943, p.6
[19] *Labour Daily*, 20 December 1935, p.12.
[20] Lord Dudley Hotel , Yellow Card, Noel Butlin Archives; Lord Dudley Hotel Managers Office Files N60/1816, Tooth & Co Collection, Noel Butlin Achives, ANU.
[21] Lord Dudley Hotel Managers Office Files N60/1817, Tooth & Co Collection, Noel Butlin Achives, ANU.
[22] Lord Dudley Hotel Managers Office Files N60/1817, Tooth & Co Collection, Noel Butlin Achives, ANU.
[23] Lord Dudley Hotel , Yellow Card, Noel Butlin Archives.
[24] Lord Dudley Hotel Managers Office Files N60/1817, Tooth & Co Collection, Noel Butlin Achives, ANU.
[25] Lord Dudley Hotel Managers Office Files N60/1817, Tooth & Co Collection, Noel Butlin Achives, ANU.

	In 1979, Jamie Couche took on the license under Tooth & Co, before finally purchasing the freehold in c1990 from the brewery. Couche had converted the downstairs storerooms into a restaurant and kitchen area in c1979-1981, with the hotel being redecorated in an old English pub style. Little work was done to the hotel after this period, except for an internal smoking balcony on the first floor in 2007, later removed. In 2015-16 "The Garden" restaurant opened in what had been the open rear service yard at the basement level. Plans were approved by Council for a further development of this space, by adding additional space at the ground floor level of the Hotel, but the work has not proceeded.

THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criterion (a)	The *Lord Dudley Hotel* is of historic significance within Paddington and Woollahra as one of the early hotels of Paddington, emblematic of the development and consolidation of the suburb. Its site has continuously been used for a hotel since its delineation by subdivision of the earlier landholding in 1878, and construction of the *Underwood Estate Hotel* in that year. Built in 1908 in the fashionable Edwardian Federation/Queen Anne Revival style, by fashionable architects **Halligan & Wilton**, the Hotel is a milestone development in its style, sophistication and reflection of Paddington's urban maturity.
Historical association significance SHR Criterion (b)	The *Lord Dudley Hotel* has a complex array of associations with persons prominent in Paddington, Woollahra and in the broader Australian community. The site and its first hotel were built by ***William Buchanan***, carpenter, merchant and property developer who built and leased nearby business premises and houses and whose family retained the Hotel's freehold until 1925. ***Tooth & Co***, the important brewers and hoteliers who owned or leased many of Paddington's hotels, were the head lessees of the *Lord Dudley* and commissioned its design from architects ***Halligan and Wilton***. They eventually acquired the Hotel's freehold in 1949-53 and sold it to the present owners c.1990. ***Thomas and Sarah O'Sullivan***, who were the publicans from 1908-1920, were prominent and highly regarded Irish Catholics whose son **M*aurice*** became the NSW Minister for Transport, being elected as the ALP member for Woollahra(1927) and then Paddington (1930-1959). Their daughter ***Winifred*** was the sweetheart of Australian boxing legend ***Les Darcy*** and repatriated his body after his untimely death in the USA in 1917.
Aesthetic significance SHR criterion (c)	Significant as an important example of its architectural style (the Edwardian /Federation Queen Anne Revival style) the assertive design and characteristic features of the *Lord Dudley Hotel* make it a distinctive landmark on Jersey Road, and in its local setting. Emphasized by its topographical context and set against smaller and earlier dwellings, with later modern development opposite, the Hotel remains a commanding streetscape and townscape element of individual personality and appeal.
Social significance SHR criterion (d)	Hotels are an important part of the social fabric of Sydney's older suburbs as a popular meeting place, and celebrated destinations for locals, tourists and visitors. While the importance of the *Lord Dudley Hotel* in the current day local community or to any particular sub-group or community organisation has not been researched in this study, its community esteem has been demonstrated in its prolonged commercial success. It is part of the distinctive group of Paddington hotels which continue to serve the local and broader community, giving identity and individuality to the suburb.

	Paddington has a history of community and political activism and this has inevitably been facilitated by the local traditions of meeting and socialising in the network of local corner hotels in the suburb, of which the *Lord Dudley* is one, with candidates electioneering from the balcony.
Technical/Research significance SHR criterion (e)	*The Lord Dudley Hotel* retains important evidence of its evolution as an exemplar of a distinct building type, the Late 19th Century and 20th Century Sydney pub. Together with the substantial archival records of its use and adaptation across time, it demonstrates the processes of change in buildings of its genre, responding to the changing society in which it is valued and continues to serve.
Rarity SHR criterion (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the *Lord Dudley Hotel* is uncommon, rare and at some risk. Market challenges and an increasingly valuable site, attractive for conversion or redevelopment for housing use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner city suburbs. It is the only substantially intact Edwardian Federation/Queen Anne Revival Style hotel within the Woollahra Municipality.
Representativeness SHR criterion (g)	The *Lord Dudley Hotel* is notable as being a corner hotel building, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area.[26] It has a clear and notable *Representative* value.
Integrity	The *Lord Dudley Hotel* is significantly intact, although it has been modified internally. It has an important integrity in that it still demonstrates its original architectural design, and its evolution. The changes to the Hotel have been considered and effectively respectful of its character and fabric.

HERITAGE LISTINGS	
Heritage listing/s	
	Local Heritage Item (including interiors) Schedule 5 Woollahra Local Environment Plan 2014 (#261)
	The *Lord Dudley Hotel* is within the Paddington Heritage Conservation Area recognised by Woollahra Council in LEP 2014.
	The *Lord Dudley Hotel* is within the National Trust Paddington Urban Conservation Area

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

Type	Author/Client	Title	Year	Repository
Written Graphic/Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
Published book	J.M. Freeland	*'The Australian Pub'* Melbourne University Press	1966	author's copy
Unpublished history	Ron Johnson	*Paddington History and Heritage*	undated	Woollahra Local History Centre
Published book	Richard Apperly, Robert Irving, Peter Reynolds	*Identifying Australian Architecture*	1989	Author's copy
Published book	Liz Parkinson	The Underwoods: Lock, Stock & Barrel	1989	Woollahra Local History Centre
Published book	Max Kelly	*Paddock Full of houses : Paddington 1840-1890* Doak Press, Sydney	1978	Woollahra Local History Centre

[26] Woollahra DCP 2015, Part C, c 1.2.3, pg.9

Published book	Ruth Park & Rafe Champion	*Home Before Dark – the story of Les Darcy, a great Australian Hero*	1997	In printeee

RECOMMENDATIONS	
Recommendations	It is recommended that : • Appropriate Conservation Management Documents be prepared to guide all future change and development of the *Lord Dudley Hotel*; • The *Lord Dudley Hotel* and its interiors be listed as a heritage item in the Woollahra LEP (2014), subject to clarification of the interiors' significance through further detailed assessments in the Conservation Management Documents to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington should be listed as a group item on the Woollahra LEP or on the State Heritage Register; and • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes. • Council officers be available to liaise with owners prior to developing plans for change or development; The significant heritage attributes and elements of the *Lord Dudley Hotel,* modified and adapted as outlined above and confirmed by full heritage assessment and Conservation Management Documents (CMDs), should be appropriately conserved, adapted and retained. Proposals for new work should reflect the CMP policies and demonstrate that they are contributing to the conservation of the significance and commercial viability of the hotel. Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for possible removal or reversal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment should also be carefully considered, for possible alternative arrangements to be made where no detracting visual impact can occur. The external ground floor doors have been modified to form windows with sandstone seats and planters externally. The modification of the doors was intrusive and future alterations could reinstate the doors and provide seating in a more sympathetic manner. The planter boxes should be adapted so that they cannot cause water damage to original fabric, or be considered for removal. The climbing vine growing on the main façades may be damaging the face brickwork and the desirability of its removal should be ascertained. Only surfaces that have previously been painted should be painted. The face brickwork should not be rendered or painted.

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	8		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore (access available to exteriors and public areas only)		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Reilly for Woollahra Council)	**Date** October 2018	

IMAGES - 1 per page

Image caption	Fig. 1 : Location of the *Lord Dudley Hotel*				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

IMAGES - 1 per page

Image caption	Figure 2 : Subdivision plan for the residue of the Underwood Estate, 1878. The *Lord Dudley Hotel* was built on the corner of Point Piper Road (Jersey Rd) and the unnamed road (Quarry Street), being Lot 7 Section 15 (Source: SLNSW)				
Image year	1878	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW

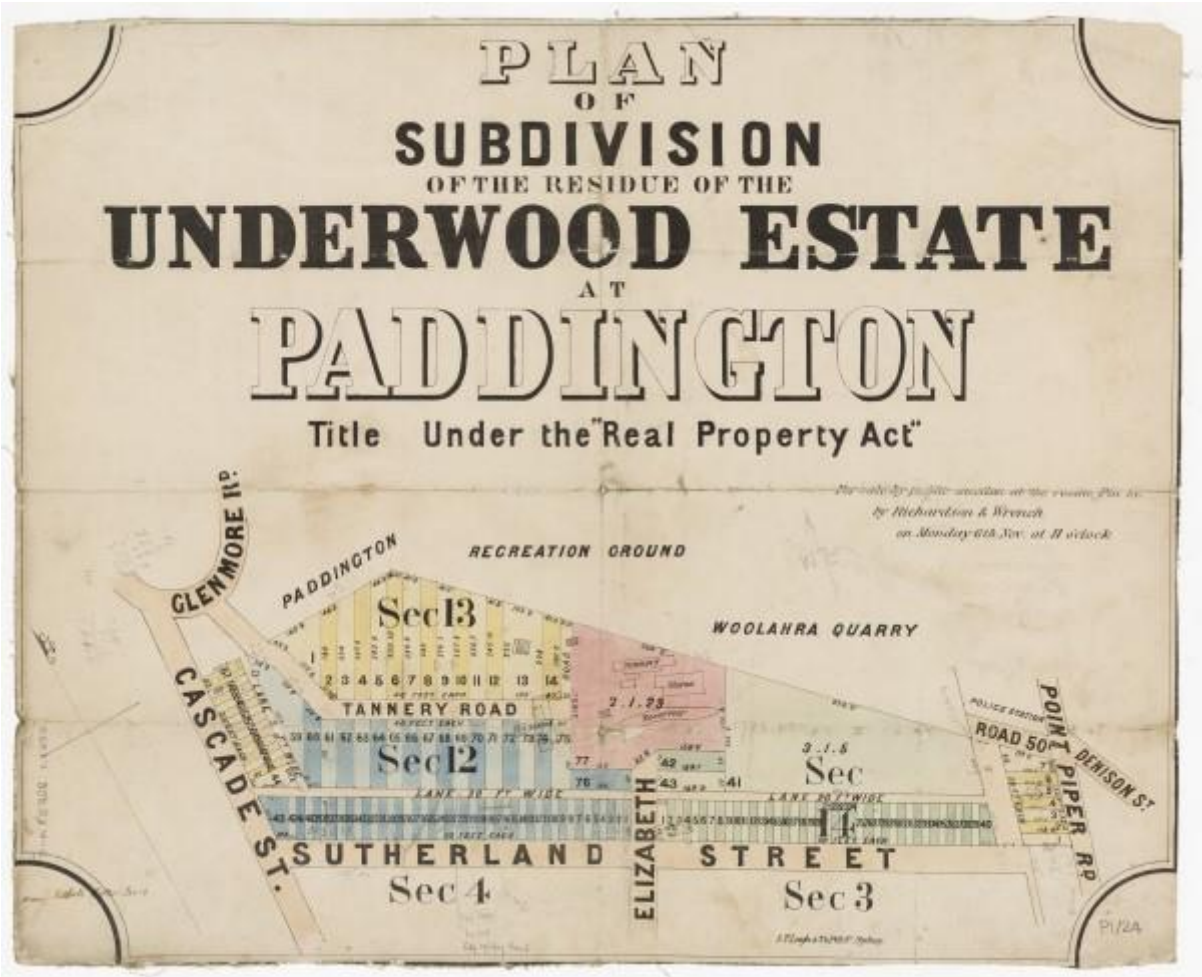

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Image caption	Fig. 3 : Sydney Metropolitan Detail Map Series Sheet 23, showing the Underwood Estate Hotel and the Police Station opposite across "Reserve Road" (Quarry Street).				
Image year	1886	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW

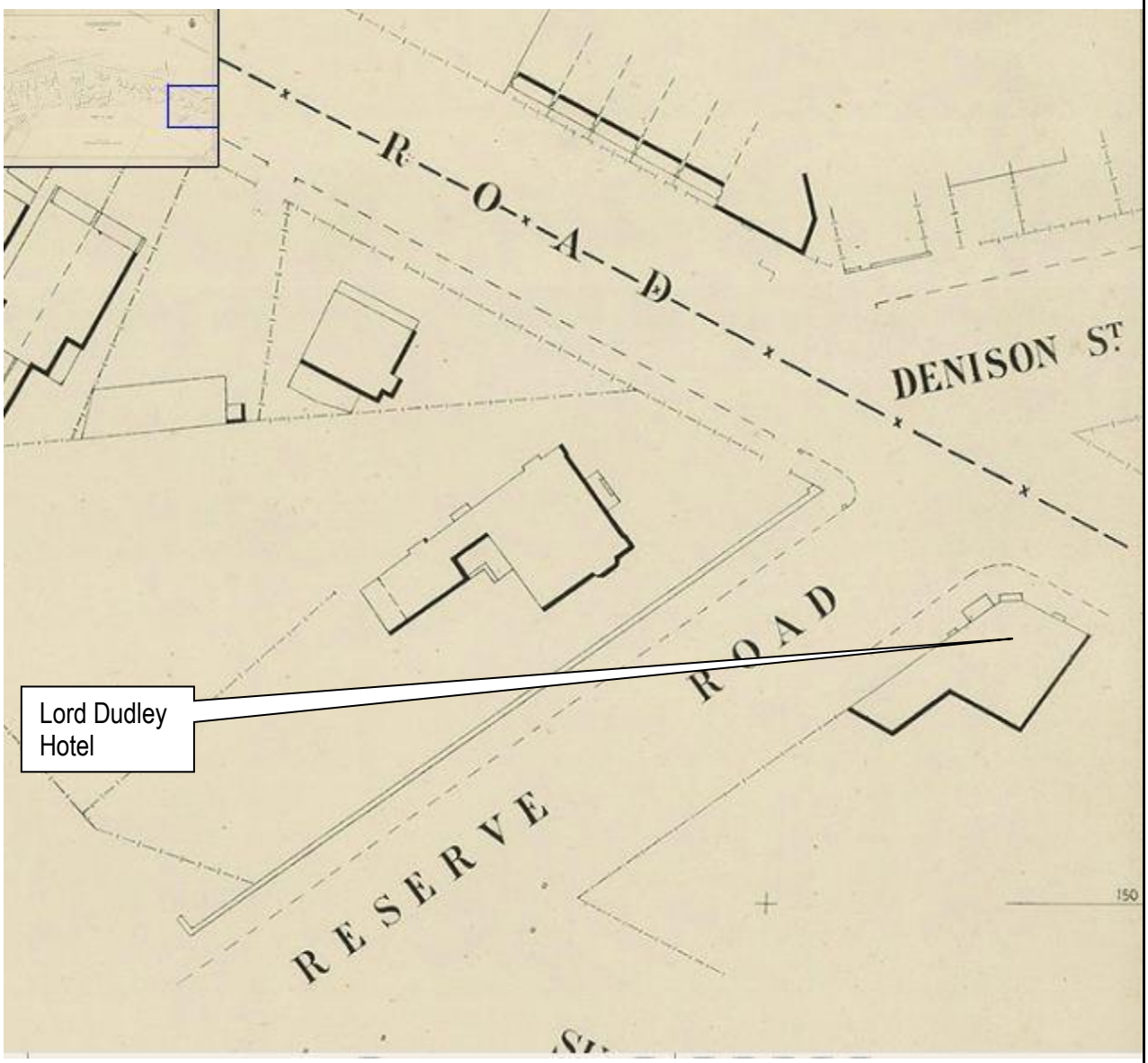

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Image caption	Fig. 4 : 1894 plan of the Municipality of Paddington showing the outline of the former *Underwood Estate* hotel on the Jersey Road Corner, with the Police Station on the opposite corner. This hotel was demolished in 1908 and replaced by the *Lord Dudley* (Source: Woollahra Local Studies)				
Image year	1894	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW

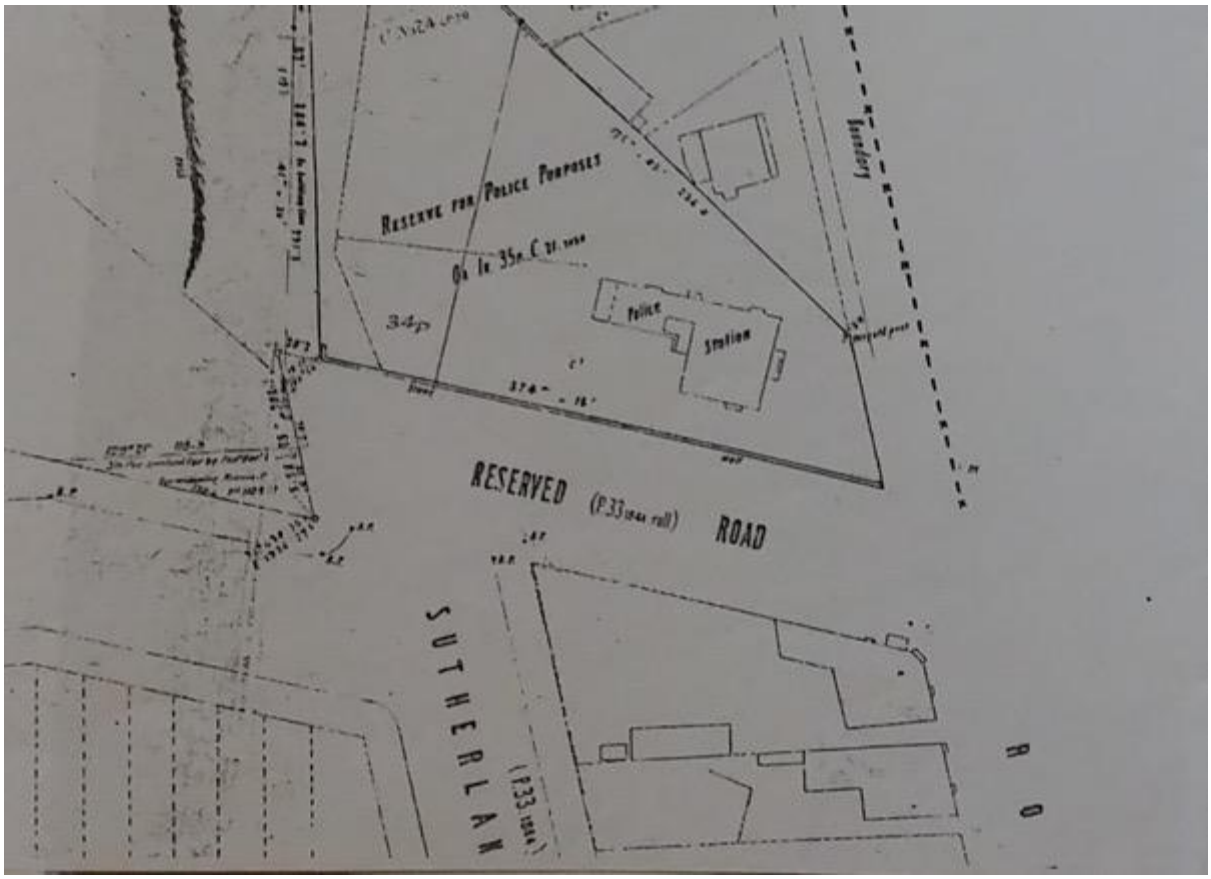

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Image caption	Fig. 5 : Architects' plans for the new *Underwood Estate* Hotel. Renamed the *Lord Dudley* soon after completion, the hotel occupies the site of the former *Underwood Estate* Hotel, less the site of the terrace houses built by the former owner in 1888. (Source: SRNSW).				
Image year	1908	**Image by**	Halligan and Wilton Architects	**Image copyright holder**	State Records of NSW

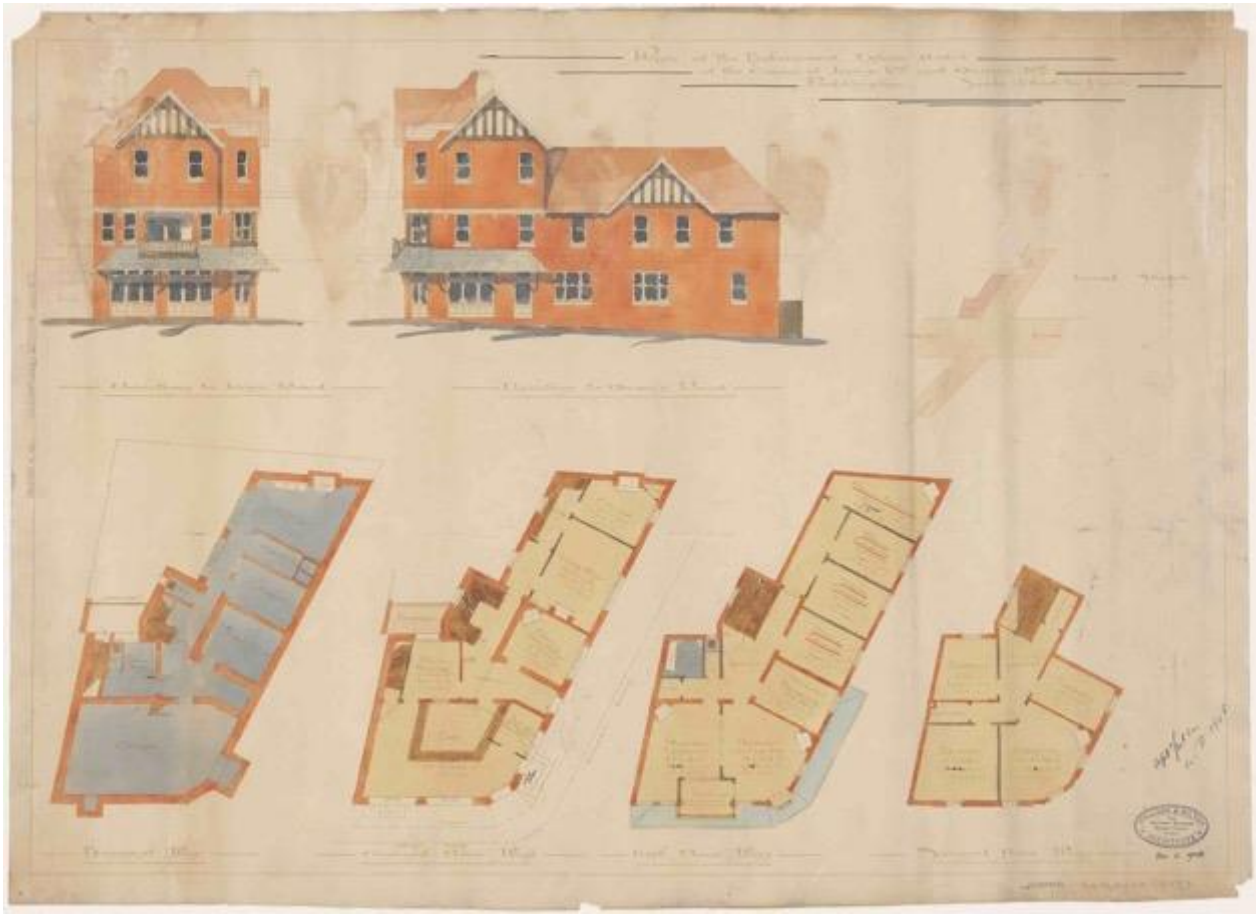

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Image caption	Fig. 6 : The Lord Dudley Hotel, 1930 ; note the posted awning, oriel window and balcony, the visibility of the building without the street tree now present.				
Image year	1930	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

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Image caption	Fig. 7 : The Lord Dudley Hotel ; 1949. The tall, Victorian period timber picket fence with gates is to the Police Station.				
Image year	1949	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

IMAGES - 1 per page

Image caption	Fig. 8 : The Lord Dudley Hotel : a 1956 cartoon by Emile Mercier (who drank at the hotel) that featured in *The Sun* newspaper. The comments at the side were annotated by Tooth & Co for their hotel file. The balcony is shown in the wrong place, but note the door signs.				
Image year	1956	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

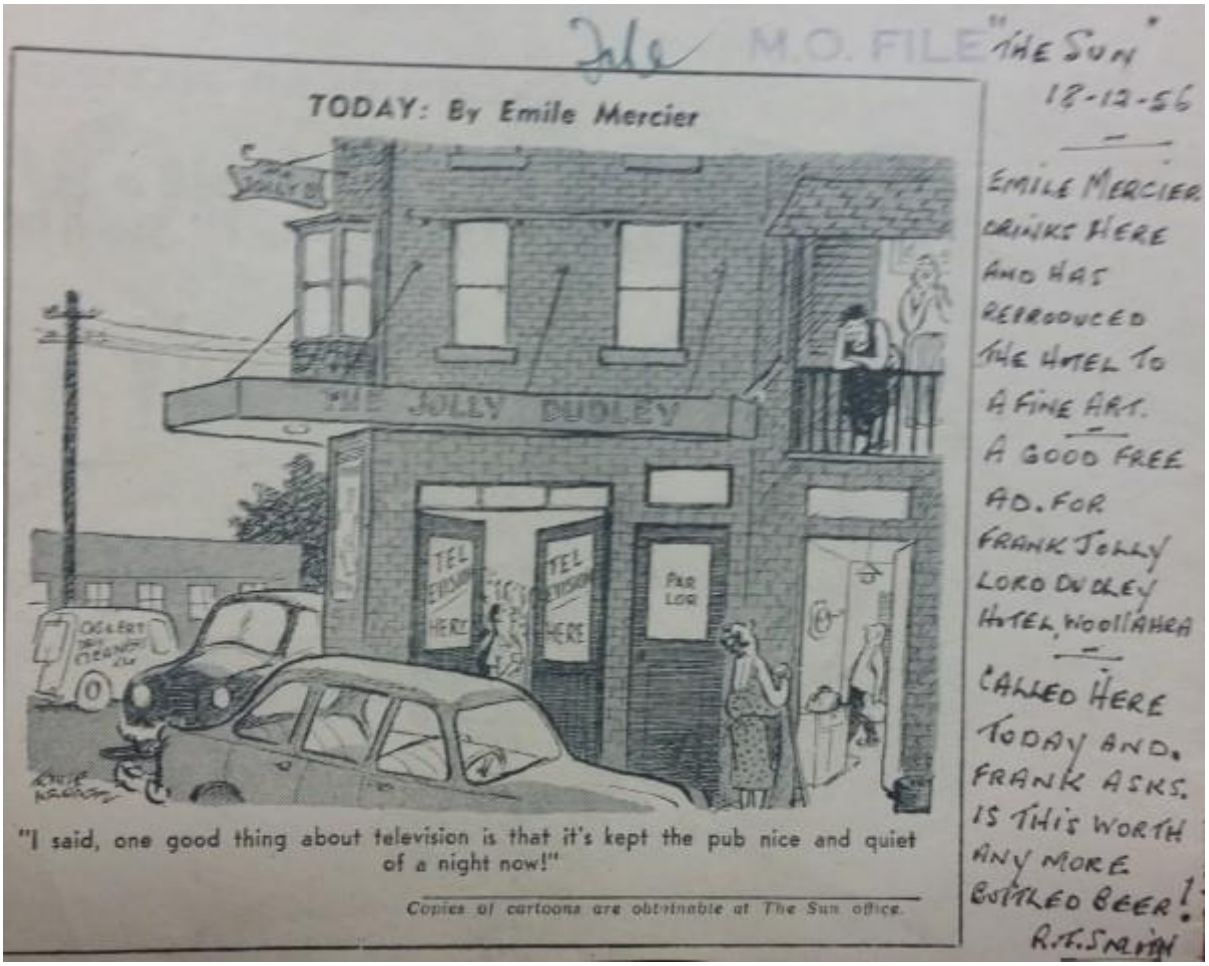

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Image caption	Fig. 9 : The Lord Dudley Hotel, 1960. A modern suspended box awning has replaced the earlier post supported structure. Door signs shout “Television here!”.				
Image year	1960	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

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Image caption	Fig. 10 : The Lord Dudley Hotel ; new bottle department and realignment of Public Bar counter				
Image year	1963	**Image by**	Tooth & Co	**Image copyright holder**	Noel Butlin Archive ANU

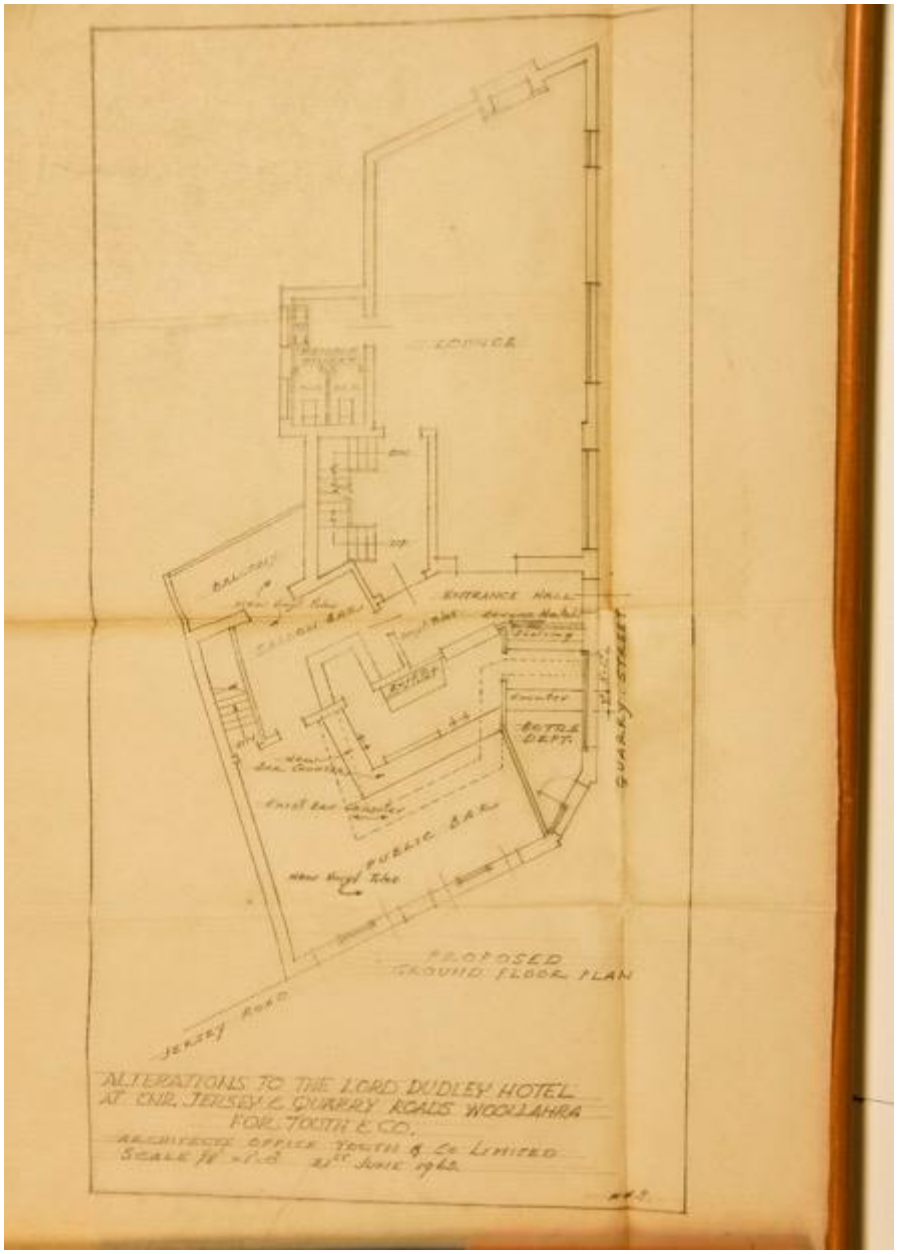

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Image caption	Fig. 11 : The Lord Dudley Hotel ; new basement kitchen, and restaurant dining area in the former rear service yard – part of the drawing by John Moorcroft Architect				
Image year	1982	**Image by**	John Moorcroft Architect	**Image copyright holder**	Woollahra Council Archives

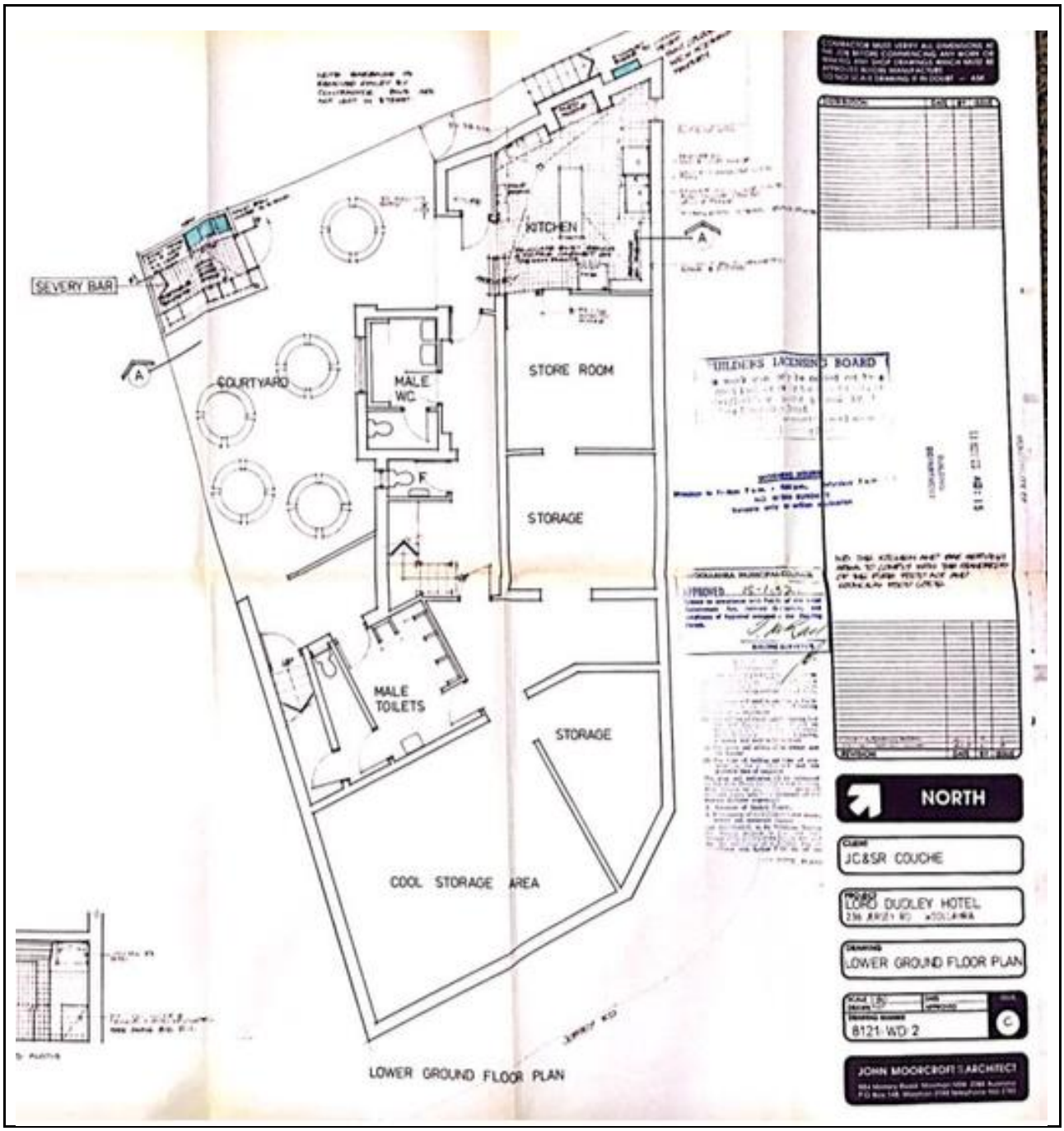

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Image caption	Fig. 12 : The Lord Dudley Hotel ; proposed smokers' balcony, showing ground floor arrangement of the Hotel ; approved 16.1.2007.				
Image year	September 2006	**Image by**	TP Spooner Architect	**Image copyright holder**	Woollahra Council Archives

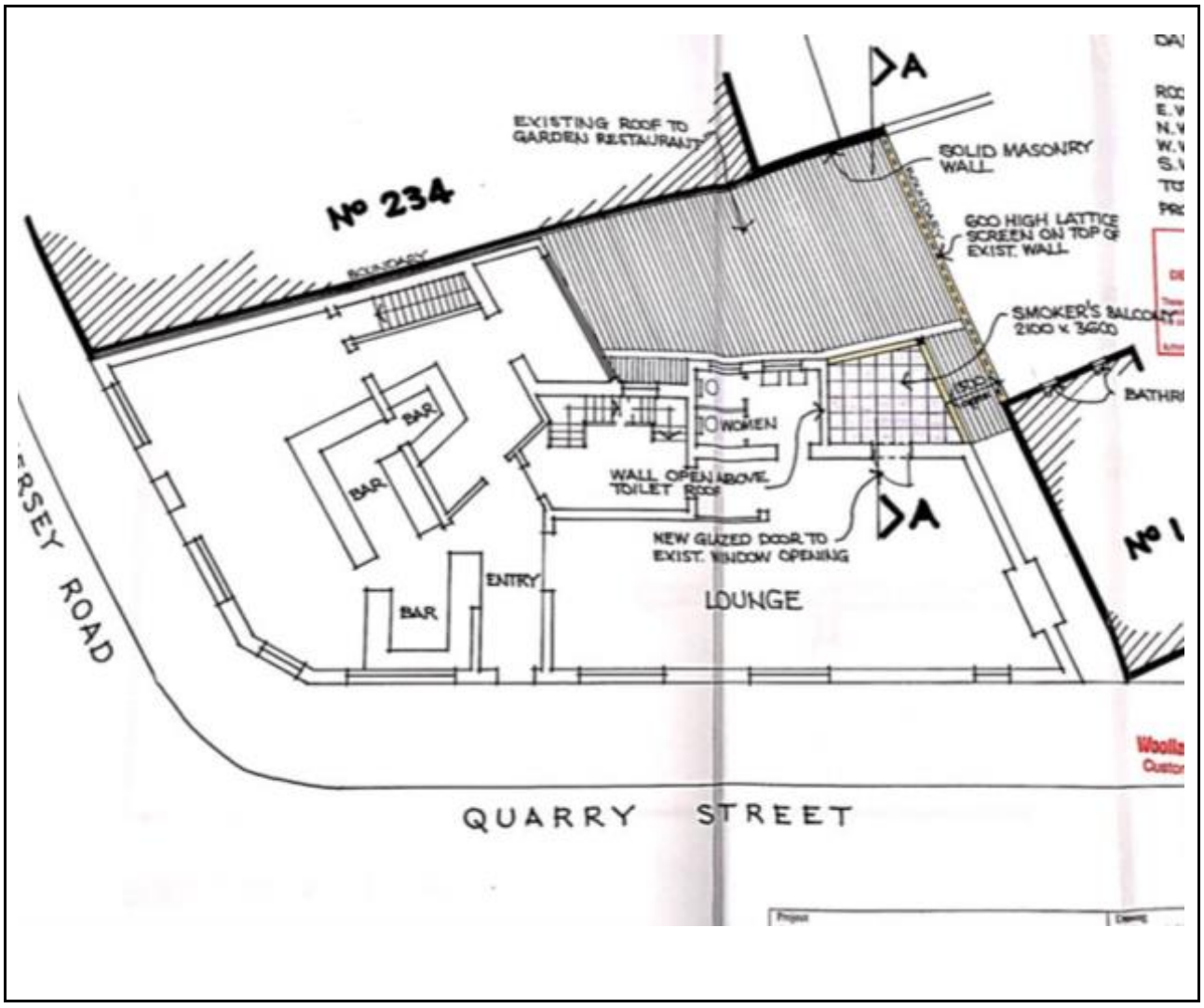

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Image caption	Fig. 13 : The Lord Dudley Hotel – view from across Jersey Road ; the building is partly obscured by the street tree ; a climbing vine covers an extensive part of the facades.				
Image year	September 2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 14 : The Lord Dudley Hotel ; façade to Jersey Road ; air conditioners and antennae detract from presentation				
Image year	September 2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 15 : The Lord Dudley Hotel ; end of dining room with fireplace refitted, walls re-panelled and ceiling blacked out				
Image year	September 2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

IMAGES - 1 per page

Image caption	Fig. 16 : The Lord Dudley Hotel ; original main stair and angular wall layout through to public bar ; steel grille door controls access to upper floors				
Image year	September 2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

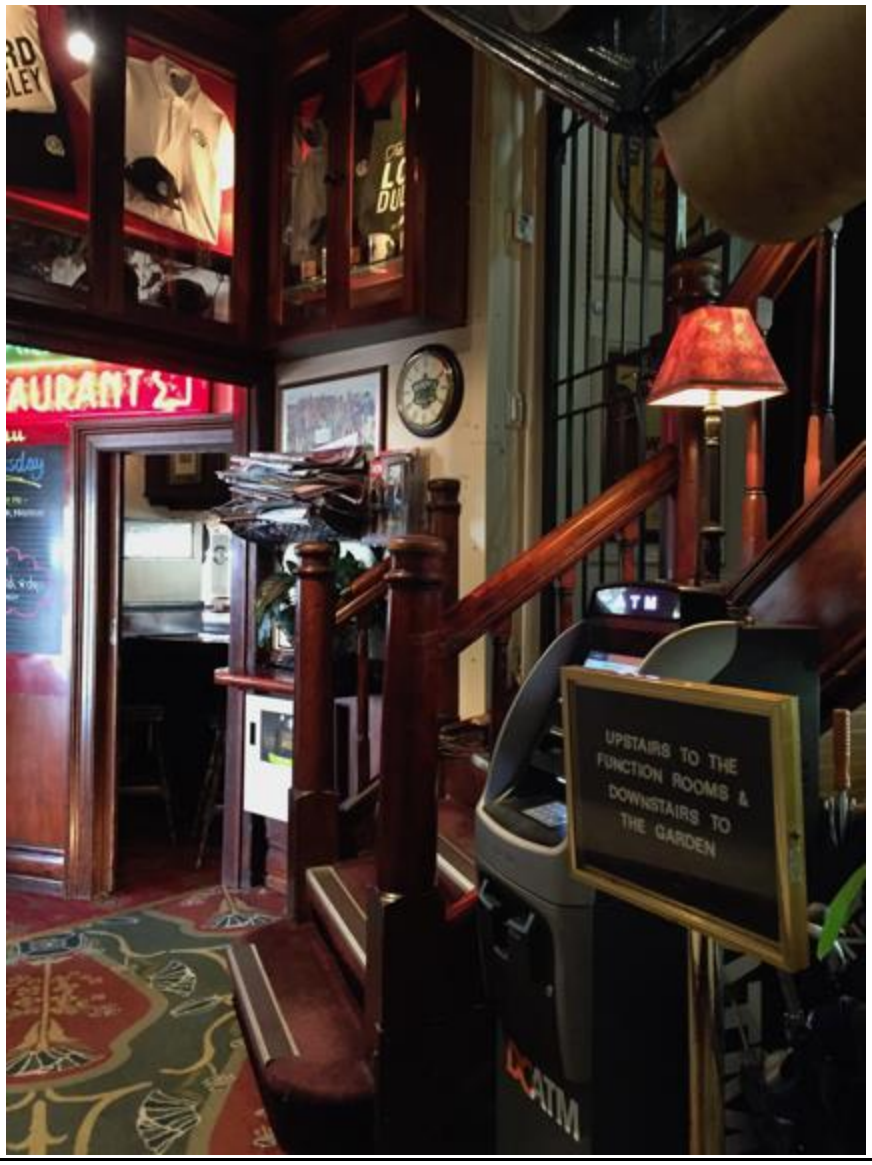

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Image caption	Fig. 17 : The Lord Dudley Hotel ; former service yard now dining court under glazed roof ; doors and stair directly ahead to access the public bar				
Image year	September 2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

Woollahra *heritage inventory*

Based on the NSW Heritage Office State Heritage Inventory sheet

-ITEM DETAILS			
Name of Item	**The Royal Hotel**		
Other Name/s Former Name/s	Craig's Royal Hotel		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	237		
Street name	Glenmore Road		
Suburb/town	Paddington	**Postcode**	2021
Local Government Area	Woollahra Municipality		
Property description	Lot 1 DP 224890		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	The *Royal Hotel* is of cultural heritage significance to Paddington and the Woollahra LGA as one of the grand, 19th Century hotels which continue to trade, having been a consistent part of the urban and community consolidation of the suburb as it transitioned from large private estates to densely-clustered terrace houses and local shops in distinctive streetscapes. Commandingly sited and impressively scaled, the *Royal Hotel* has historic and aesthetic significance for Paddington through its Victorian Free Classical architectural style that supports a remarkable landmark townscape and streetscape prominence, astutely foreseen by its first owner and developer James Murphy. Part of one of the quintessential localities within Paddington, the Five Ways, the *Royal Hotel* makes a singular contribution to the suburb amongst the cohort of enduring corner pubs which have been an essential part of the suburb's history, economy and community. The *Royal Hotel* is of aesthetic significance, both as an example of a late Victorian period, Classic Revival style hotel building whose exteriors are significantly intact, and as a prominent, architecturally accomplished building, strongly contributing to its setting. The Hotel's interiors have, like those of other hotels in Paddington, been serially modified and updated, to meet evolving taste and commercial requirements. The *Royal Hotel* is of social significance within Paddington as a reference point for community identity, a popular gathering place sited at one of the key locations within the suburb. Considered comprehensively, the significances of the Hotel support the attribution of both *representative* and *rarity* values to it – lending to its values as an aesthetic and social landmark within the Paddington Heritage Conservation Area,		

	which is in turn one of Australia's important historic urban environments. As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, the *Royal Hotel* may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.	
Level of Significance	State ☐	Local √

DESCRIPTION						
Designer	Unknown					
Builder/ maker	James Murphy					
Physical Description	The *Royal Hotel* is a three storey hotel with a basement and part fourth roof-top level, designed in the Victorian Free Classical style. The hotel addresses Glenmore Road and Broughton Street with a subtle splayed corner, topped by a name pediment, and from which the hotel was originally entered on the ground floor, and which is emphasized by the elevated, wrap-around balcony. The tall, narrow façade to Glenmore Road is backed up by the long return façade along Broughton Street, descending to the service areas at the building's rear. It is the dominant element in its immediate locality, through its scale and assertive architectural design. The hotel is built of stuccoed brick with vigorously arranged classical elements and motifs enlivening the facades, which are divided into bays scaled to their respective frontages. The façades are topped by a deep articulated parapet which conceals the roof and roof-top terrace, with integrated and pedimented double hung sash windows to former bedrooms, now variously offices and stores. The cantilevered balcony with curved iron roof wraps around the first floor with French doors opening from the former dining room/sitting room which once served the guest rooms. It is the only hotel in Paddington with its original overhanging iron lace balcony. The first and second floor bedrooms have been converted into bars, restaurants and kitchens.					
Physical condition and/or Archaeological potential	.The *Royal Hotel* appears in good condition, as a continuously operational, functional and maintained commercial building.					
Construction years	**Start year**	1888	**Finish year**	-	**Circa**	☐
Modifications and dates	As with other early Paddington hotels, the *Royal Hotel* has been subject to many successive rounds of alteration and improvement over its long service, in response to changing popular customs, fashions and the evolving demands of the Paddington community and hotel patrons. The cycle of change has notably increased in frequency since the 1970s, as pubs diversified from "watering holes" to restaurants and entertainment venues. The first substantive alterations to the *Royal Hotel* appear to have occurred in 1927, with restricted drinking hours putting pressure on pubs for bar space to meet drinkers' demands in the time of the "six o'clock swill". Plans prepared by C.W Hoggan of the Tooths Architects Office at the Kent Street Brewery, show original walls being removed and the main stair being relocated in order to enlarge the formerly restricted public bar.					

	More extensive changes followed in 1940, including major internal rearrangement of the ground floor, first floor and extension of the rear service wing, supported by Tooth & Co whose then policy was to upgrade or replace its older hotels, in a time of favourable building costs. The plans were prepared by the prominent society and commercial architects Morrow and Gordon. The adaption of the corner entrance to a window was proposed and carried out shortly thereafter. With the advent of the 1960s and 70s, as for other older Paddington hotels, the pace of change at the *Royal* began to quicken. A train of successive applications and approvals - some for minor but others for major works - by a train of architects and consultants began and now complicates interpretation of their implementation and effects. Across 1972-73-74 architect Richard Rowe, briefed by owner Philip Ashton (Jaspa Pty Ltd) gained approval to consolidate the *Royal Hotel* as a dining venue with new dining areas to the ground and first floors, new kitchens, and enclosure of the rear service yard. Across the 80s and 90s further approvals were gained for internal re-arrangements and external adjustments of openings by architects Toland Williams Pty Ltd and Richard Christian. In 2006 Council approved plans by Professional Construction Services Pty Ltd for the third floor (fourth level) open roof terrace behind the parapet. New toilets were approved for the cellar/basement in 2007 (plans by North Shore Plan Service). Reflecting new interests and controls relating to the heritage significance of the Hotel, heritage impact statements and photographic records begin to accompany applications. In 2011-13 architects Burley Katon Halliday gained approval and appear to have implemented the most recent phase of major works, rationalising bars and toilets, and introducing a lift, the first floor internal terrace, and new kitchens, as well as giving the building a new colour scheme and interior fit-out.
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town. The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban

development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them.

By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[1] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible.

Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether (1) any new publicans license's should be granted in the coming three years, and (2) if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[2]

In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[3] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th Century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well.

Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th Century hotel into larger public bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the public bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, public bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[4]

External change to the appearance of hotels was also common during the first decades of the 20th Century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now

[1] Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[2] Kelly, op cit, p.181
[3] *from Wikepedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill*
[4] *Freeland, J.M., The Australian Pub, Melbourne University Press, 1966, p.176*

	considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities. During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[5] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[6] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents. Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment. Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner-city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

[5] Wikepedia http://en.wikipedia.org/wiki/Australian_pubs
[6] Freeland J.M. *op cit* p192

HISTORY	
Historical notes	Paddington was traditionally part of the land of the Cadigal people. In 1833 Sydney solicitor and registrar of the Supreme Court, John Gurner received a grant of 7 acres of land in 'the valley of Rushcutter's Bay'. Part of the land fronted Glenmore Road, one of Paddington's earliest formed roads that connected South Head road (later, Oxford Street) to Robert Cooper's distillery on Rushcutter's Bay. The grant was given on the proviso it was called *Duxford*. Gurner soon received a second grant of 8 acres, making a total of 15 acres on which he had a grand villa built. The house, completed by 1843 was to a design thought to be by John Verge. Prior to 1840, the grand villas *Barcom Glen, Juniper Hall* and *Englehurst* had been established and following these were *Plinton, Bradley Hall, Duxford Estate, Elfred House, Olive Bank Villa, Lohort, Deepdene* and *Glen Ayre.* There were other substantial houses built by prosperous merchants, such as *Tivoli, Seaview Villa* and *Bentham*. The characteristic street mosaic of Victorian Paddington was predominantly determined by the boundary patterns of these early grants and their subsequent subdivision, and this dictated the contrary direction of streets and lanes to the steep contours of the landform. The combination of the steepness of the terrain and the historic background to land ownership that resulted in streets running up and down hills instead of along the contour, ensured the suburb was a costly one to build. By 1885, only the estates of John Gurner (*Duxford Estate)* and Thomas Broughton, (*Bradley Hall)* remained intact, surrounded by terrace houses. Gurner lived with his family at *Duxford House* until his death in 1882, and had resisted the urge to subdivide the estate, even as the surrounding land was developed and the Paddington suburb encroached. Following his death however, the *Duxford Estate* was divided into 138 lots and sold by Richardson and Wrench in March 1885.[7] The house itself was not sold in the subdivision of *Duxford Estate* - it was later bought by Gurner's neighbour, Thomas Broughton, in 1886 following the death of Gurner's unmarried daughter, Jane, who had continued to reside at *Duxford House*. The house was later demolished when the *Broughton Estate* was subdivided in 1898. Lot 1, on the corner of Glenmore Road and Broughton Street was purchased by James Murphy, who in April applied for a condition license for a hotel, but withdrew the application prior to it being determined. In April 1887 he applied for another conditional license to erect a hotel on Glenmore Road, which was rejected despite the support of both the Mayor and former Mayor of Paddington, after competing petitions for and against the hotel were submitted to the licensing court.[8] In April 1888 he applied a third time for a hotel license for the corner of Glenmore Road and Broughton Streets, which was successful. **The Royal Hotel** Murphy's new hotel, the *Royal Hotel*, was completed by late 1888. The hotel was built on the prominent corner of Glenmore Road and Broughton Street, at what was the junction of Glenmore Road, Broughton Street, Heeley Street and Goodhope

[7] *Sydney Morning Herald*, 3 March 1885, p.6
[8] *The Daily Telegraph*, 22 April 1887, p.3

	Street. The three storey hotel with "Royal Hotel, 1888, J. Murphy" embossed on the parapet, and an overhanging balcony on the first floor was situated on the high point of the junction, making it a landmark from its opening. The hotel boasted a public bar fronting Glenmore Road, with two parlours behind, with a kitchen, storerooms and a dining room on the ground floor. Four bedrooms were on the first floor, with a large sitting room at the Glenmore Road side, and a waiting room plus servery on this level, five more bedrooms and a bathroom on the second floor and three more on the third floor. The basement cellar included a series of small store rooms.[9] The *Royal Hotel* was soon the venue for political rallies and meetings, with candidates using the balcony to address crowds gathered in the street below. Murphy himself had unsuccessfully run for a place on the Paddington Municipal Council for the Protectionist party, and he regularly hosted meetings of the Protectionist Association at the hotel. Inquests into accidental and suspicious deaths were also held in the hotel from soon after its opening. Despite building the hotel Murphy only remained at the *Royal* as publican until 1892, when the license was transferred to Harry Stoddart. In 1906 the head lease was granted to Tooth & Co, who then leased it to a series of publicans after Stoddart until January 1916 when the hotel was purchased and the license transferred to Henry James Craig. Craig owned and ran the hotel until his death in 1945.[10] Mr Craig advertised his hotel as *Craig's Royal Hotel,* which offered 'good accommodation' at 'reasonable prices'. A photograph held by the Mitchell Library taken of track repairs outside the hotel, shows banners hanging over the first floor balcony, *Craig's Royal Hotel*. Ten years after the hotel opened, the Broughton Estate which also faced Broughton Street was finally subdivided (1898) and in 1907 the tramline to Bellevue Hill was laid along Glenmore Road. The associated development made the junction, by now referred to as the "Five Ways", one of Paddington's busiest commercial precincts. By the 1920s, Five Ways was an established and busy commercial centre with a variety of shops, a picture theatre, the hotel and church. The first major alteration to the hotel was undertaken in 1927 at a cost of £3,300. This work included the removal of the parlour walls and a passageway that had run behind the public bar, to create one large public bar, with an island bar in the centre. As part of the alterations, one of two sets of stairs to the first floor, which had been accessed via a passageway between the public bar and the parlours, were also removed and the ceiling above made good. Two windows facing Broughton Street were converted to new doors, with a new lobby created to allow access to the stairs for the upstairs rooms. New doors were also cut through the dining room walls, the old entry now impeded by the staircase lobby. In 1940 another round of renovations was carried out by the prominent architects D.T. Morrow and Gordon. In the main bar area the counter was extended on both sides of the room. The stair lobby built in 1927 was removed and the stairs taken away to allow for the bar to be extended along the Broughton Street side of the hotel, with a new ladies bar created where the dining room had been and a new parlour behind that. On the opposite side of the hotel, the kitchen was removed and converted into a public lavatory, with a parlour wall also removed to lengthen the bar.

[9] Plans of *Royal Hotel*, SRNSW AO Plans 71560-71563.
[10] *Royal Hotel* Yellow Card, Tooth & Co Collection, Noel Butlin Archive, ANU Canberra.

	The former entrance at the corner of the bar, corresponding to the junction of Glenmore Road and Broughton Street was converted to a window, with new doors on the far side of the Glenmore Street front, which had been a secondary entryway. The stairs to the upper levels were relocated further along the Broughton Street front, with a new private entry also created from the street to access them. A new laundry was built at the rear with new stairs leading down to the yard. On the first floor, the servery was converted to a bathroom, one bedroom converted to the kitchen and a new dining room built in the space created by the removal of the stairway. The new stairs at the rear were encased in a small extension to the roof and parapet on the Broughton Street side of the hotel. A chimney at the rear of the hotel was taken out, with a new canopy also added to the Broughton Street façade to provide some cover for the entry to the stairs. New bathrooms were installed in the second and third floors, while in the cellar a new cold room was added. In 1956-1957 the roof of the hotel was repaired, with new tin on the flat and skillion roof and new slates on the rest. Tiles were replaced in the bar area and new counter tops installed. In 1961 the hotel was painted inside and out, and in 1966 part of the public bar was cut back to provide extra standing space. On the second floor, an old plaster and lathe wall was removed to convert two rooms into one in 1967. In 1966 the hotel was sold to John, Gordon and Olive Bridge, operating under the company name of Gosbridge Pty ltd. The hotel was still leased to Tooth & Co, who also held the first mortgage on the building, having loaned money to Gosbridge for the purchase. In 1972 the hotel was sold again to another company, Jaspa Pty Ltd, being Phillip Ashton and his wife Jane. By 1975 the bedrooms on the first floor had been converted to serve as restaurant dining rooms, with a French restaurant serving up to 1,000 people per week. On the second floor, the bedrooms had also been converted to a theme bar called the Elephant Room cocktail bar, which still remains a feature of the hotel (2018).[11] The hotel was sold once more in May 1980 by Jaspa Pty Ltd. The sale description for the hotel noted that the first floor and the second floor now consisted of dining rooms and theme bars, all located in the former bedrooms of the hotel. One of the bedrooms on the top floor had been retained for staff use, with the remainder being converted to offices. The significance of the building was recognised in October 1980 when it was added to the Register of the National Estate. It was the only hotel in Paddington to be included. It had also been listed by the National Trust by this time. In c2006 a rooftop bar and terrace were added to the hotel, looking over the Five Ways, and in 2011 the ground, first and second floor levels were further reconfigured, with a new internal terrace added on the first floor.

THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life

[11] O'Keefe, D., *O'Keefe's guide to Sydney Pubs*, O'Keefe Publications Sydney, 1975, p. 40.

State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The *Royal Hotel* is of historic significance in Paddington and Woollahra as one of the earlier "corner hotels" of Paddington, trading upon a site that has been continuously used as the *Royal Hotel* since the subdivision of the former *Duxford Estate* in 1885, and the subsequent construction of the hotel in 1888. Its history is indivisible from that of Paddington itself, reflecting the events, society and economic development of the locality, as well as the architecture and architectural ambitions of Paddington's emerging mercantile class in the late 19th and 20th Centuries.
Historical association significance SHR Criteria (b)	The *Royal Hotel* is associated with key individuals and companies in the story of Paddington and Woollahra, including John Gurner and Charles Broughton, whose estates when eventually subdivided, shaped the streetscapes and urban form of the suburb today ; its founder and aspiring local politician James Murphy, whose foresight the hotel conclusively endorses ; and Tooth & Co., one of the pre-eminent brewers, distributors and owners or lessees of hotels in NSW during the late 19th and Early 20th Centuries, and a major hotel owner and operator in Paddington over that time.
Aesthetic significance SHR criteria (c)	Imperiously commanding the major Paddington locality of 'Five Ways" at the intersection of Glenmore Road, and Broughton, Heeley and Goodhope Streets, the *Royal Hotel* is an imposing three storey Victorian hotel building, which presents its tall major "front" façade to the roundabout street confluence, while its long secondary façade is stretched out, and steps down, along Broughton Street. The site was an astute choice by James Murphy, for although awkward in the descent of levels across its narrow Glenmore Road frontage, it was the perfect prominent location for a hotel building. Its design realised and still maintains the dominance of streetscape that also affords expansive views from its balconies and the rooftop terrace behind its parapet – one of the finer publicly accessible viewpoints over Paddington's distinctive streetscapes and townscape. A carefully composed, complex example of the 19th Century Classical Revival / Italianate style, applied to a commercial hotel building, the *Royal Hotel's* design balances the decorative screen of "filigree" cast iron lace work sheltering its balconies, against the richly modelled rendered façade, which employs elaborate classical elements in its stuccoed masonry finish. The bays of its elevations are cleverly scaled to their respective frontages, unifying the building's elongated form. While comparable with others of its style and scale, such as the *Grand National Hotel,* the *Royal Hotel* both enhances and is enhanced by its obvious landmark siting and design, on one of Paddington's more important intersections.

Social significance SHR criteria (d)	The *Royal Hotel* is of social significance as an enduring reference point for community identity in Paddington, together with the group of similar older and long-established trading hotels of the area. The existing hotel occupies a site which has been used for a hotel since its establishment by subdivision in 1885 and construction in 1888, bestowing an importance upon the hotel in the historic and social identity of Paddington. As both landmark and landmark viewpoint, it is singular within Paddington. As popular meeting places, and destinations for both locals and visitors, Paddington's older hotels like the *Royal Hotel* are part of its distinguishing and appealing personality, and an important part of the social fabric of the suburb as well as its commercial appeal. Paddington and its residents have a history of community activism and this has inevitably been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area. Like others, the *Royal's* balcony was an important spruiker's venue. It is considered to meet this criterion.
Technical/Research significance SHR criteria (e)	*The Royal Hotel* is of local significance to Woollahra and Paddington, as an example of how the locality's distinctive and distinguishing corner pubs have evolved to serve their changing community and clientele, reflecting socio-economic changes in their context. This is supported by the extensive documentation of changes made to the Hotel across its life, which can be found in the State Library, and State Records Office, and Council records.
Rarity SHR criteria (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the *Royal Hotel* is both uncommon and rare. Market challenges and an increasingly valuable site, attractive for conversion or redevelopment for housing or an alternative commercial use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner city suburbs. It is also a prominently sited and impressively styled Victorian commercial building, offering substantial floor space within an established and high quality urban setting where residential zonings circumscribe the expansion of commercial activities.
Representativeness SHR criteria (g)	The *Royal Hotel* is notable as being an important corner hotel building in Paddington ; corner hotel buildings are a key character element of the Paddington Heritage Conservation Area.[12] It is also one of the grander examples of the Victorian period Classic Revival/Italianate Style, applied to one of the more substantial hotels in the Paddington HCA. Its architecture, confidently designed to affirm and exploit its corner site, has seen it become and endure as one of structuring, characterising buildings of Paddington – from the beginnings of its urbanisation in the 1880s until the present day.
Integrity	Across its working life, the *Royal Hotel* has been subject to successive programs of upgrade and modernisation, similar to that undertaken at other, older Paddington Hotels. It is characteristic of the group that they have been and are subject to amendments and "improvements", to meet changing tastes and interests of their clientele. This applies to both exteriors and interiors of the buildings.

[12] Woollahra DCP 2015, Part C, clause 1.2.3, Character Elements, pg 9.

	As only publicly accessible areas of the *Royal Hotel* could be inspected for this report, the condition and integrity of some areas are not certain, and the building requires a further assessment. Changes to the exterior have not compromised or extinguished the heritage interests of the building, which remains highly important in its setting, and contributory to one of the important public spaces and streetscapes of Paddington. Although altered, the interiors of the building are significant and require assessment in preparation for any further proposed changes.

HERITAGE LISTINGS

Heritage listing/s	The *Royal Hotel* is a local heritage item, Schedule 3 Woollahra Local Environmental Plan 1995
	The *Royal Hotel* is listed by the National Trust of Australia (NSW)
	The *Royal Hotel* was listed on the Register of the National Estate
	The *Royal Hotel* is within the Paddington Heritage Conservation Area
	The *Royal Hotel* is within the National Trust Paddington Urban Conservation Area

INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
WrittenGraphic /Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
published book	J.M. Freeland	'*The Australian Pub*' Melbourne University Press	1966	author's copy
published book	Max Kelly	*Paddock Full of Houses*	1979	author's copy
unpublished history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre
unpublished	Jane Britten	Duxford Street Paddington		Woollahra Local History Centre
unpublished	Jane Britten or Libby Watters	Royal Hotel Paddington		Woollahra Local History Centre
unpublished	Peter McDowell	Paddington Streets	1998	Woollahra Local History Centre

RECOMMENDATIONS

Recommendations	It is recommended that : • Appropriate Conservation Management Documents be prepared to guide all future change and development of the *Royal Hotel* ; • The NSW listing of the *Royal Hotel* as a local item should be confirmed and include ts interiors , subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents (CMDs)to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington, including the *Royal Hotel*, should be listed as a group item on the Woollahra LEP and on the State Heritage Register; • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes ; and • Council officers be available to liaise with owners prior to developing plans for change or development.

	The significant heritage attributes and elements of the *Royal Hotel,* which will be further identified and confirmed by full heritage assessment and Conservation Management Documents, should be appropriately conserved, adapted and retained. Proposals for new work should reflect identified conservation policies for the building and demonstrate that they are contributing to the conservation of the significance and commercial viability of the Hotel. Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for possible reversal or removal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric. For example, there should be no further enlargement or filling-in of original window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment (such as communications equipment, power generation, air-conditioning, heating and other services) should also be carefully considered, for possible alternative arrangements to be made where no detracting visual impact can occur. The *Royal Hotel*, and in particular its interiors, have been subject to serial modernisation and modification works – this has also happened in other Paddington hotels. Some of these works are objectively of admirable quality and do not invalidate the claims of the hotels to being regarded as places of heritage importance – rather, their history of change means that careful investigation must take place to guide future change, so that avoidable loss or obscuration of historic fabric and character does not take place.

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	11		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes √	No
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Reilly for Woollahra Council)	**Date** December 2018	

IMAGES - 1 per page

Image caption	Fig. 1 : Location of The *Royal Hotel*				
Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

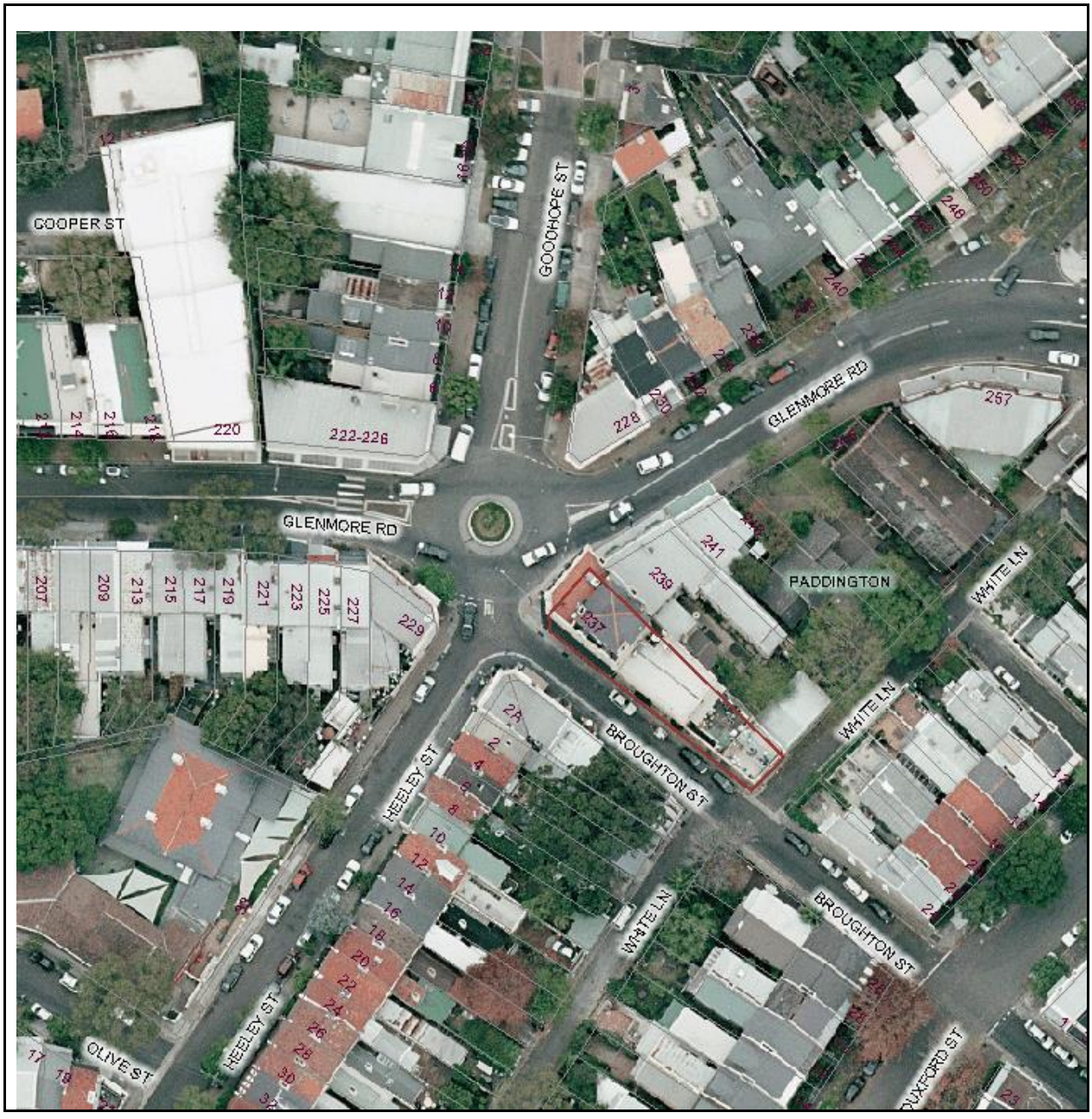

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Image caption	Fig. 2 : Sydney Metropolitan Detail Series Map Sheet 24 Bradley Hall Estate				
Image year	1888 (probably of earlier date as Duxford Estate was subdivided 1885)	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW

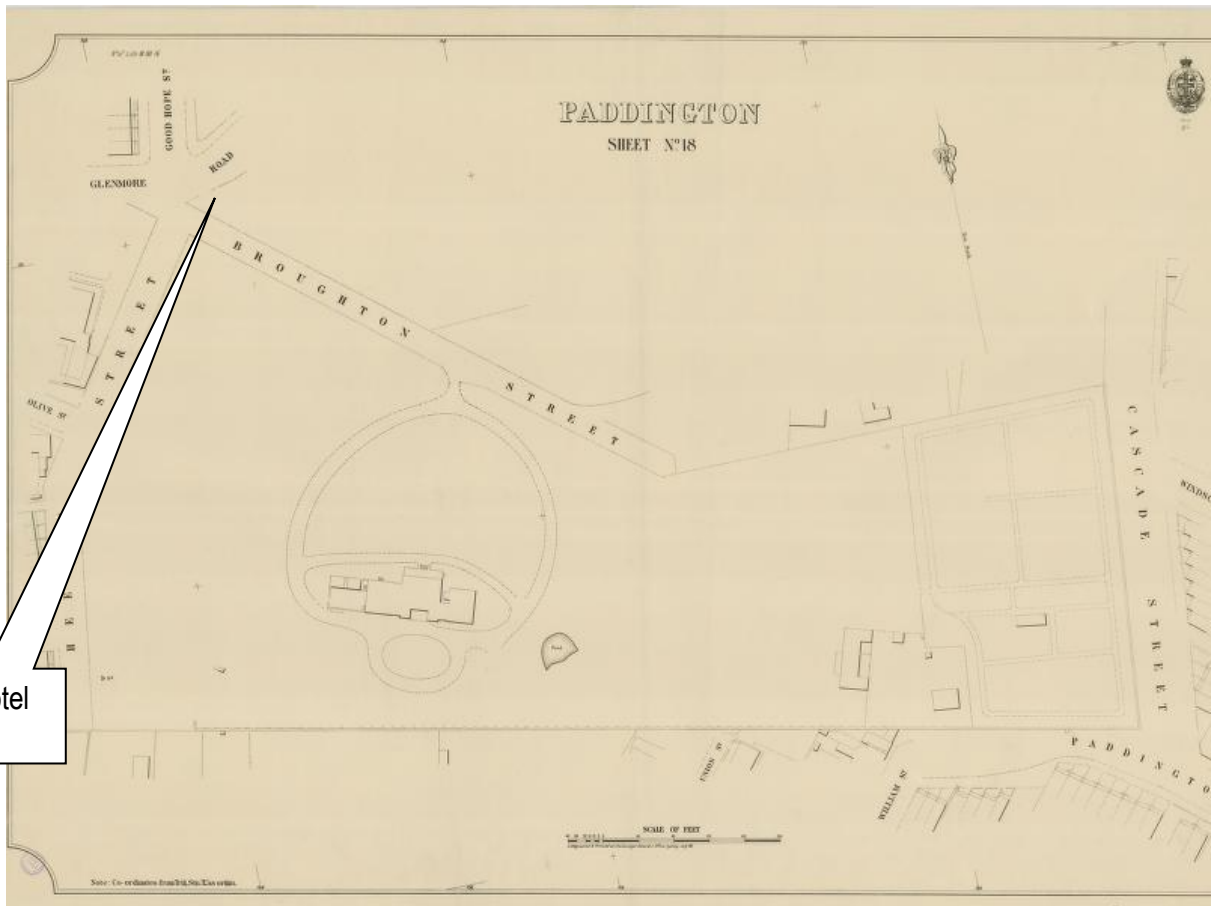

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Image caption	Fig. 3 : Map showing the last two remaining land grants, the *Duxford Estate*, built 1843 for John Gurner, north of Broughton Street, and *Bradley Hall*, built in 1845 for William Lithgow and later sold to Thomas Broughton, south of Broughton Street. This map shows the progressive development of Paddington in the late nineteenth century, where the villas and their grounds were maintained, while terrace house subdivisions were developed around them. It also explains the unusual alignment of streets, often without reference to the natural topography.				
Image year	1880	**Image by**	unpublished essay by Peter McDowell	**Image copyright holder**	unknown

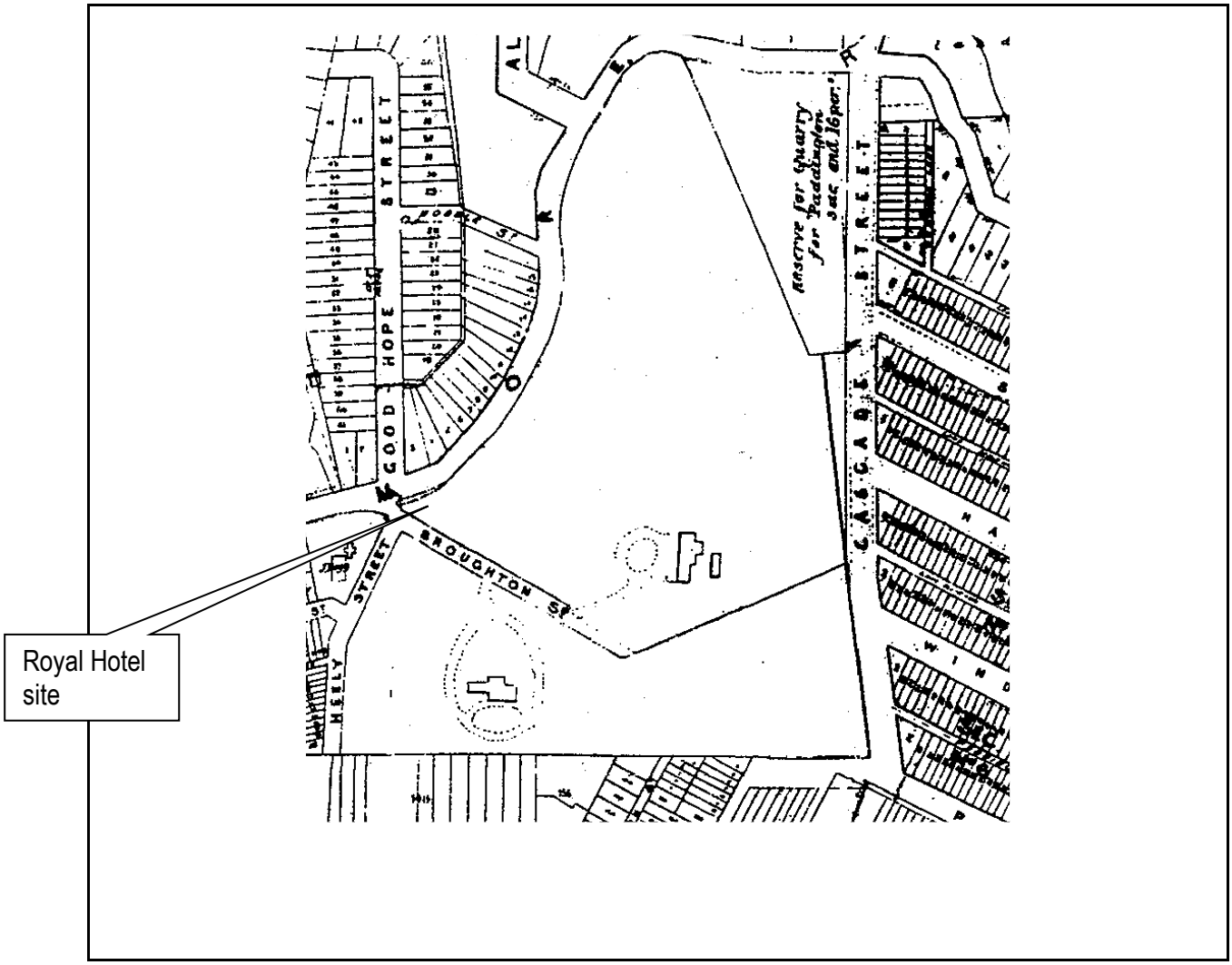

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Image caption	Fig. 4 : Duxford Estate subdivision plan 1885 ; James Murphy erected the Royal Hotel on Lot 1, cnr. Glenmore Road and Broughton Street.				
Image year	1885	**Image by**	Richardson & Wrench	**Image copyright holder**	State Library of NSW

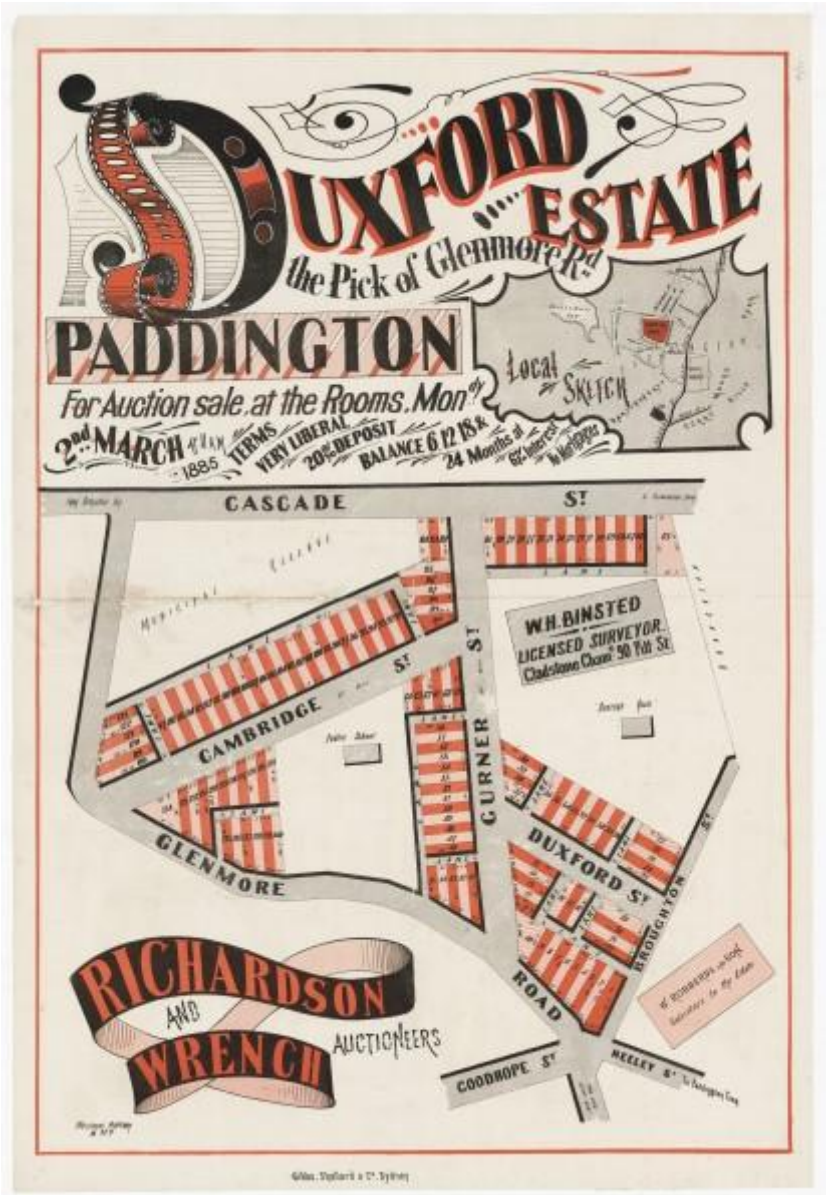

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Image caption	Fig. 5 : The *Royal Hotel*, 1926, with workers renewing tram tracks. Henry James Craig was then the new publican.				
Image year	1885	**Image by**	unknown	**Image copyright holder**	State Library of NSW

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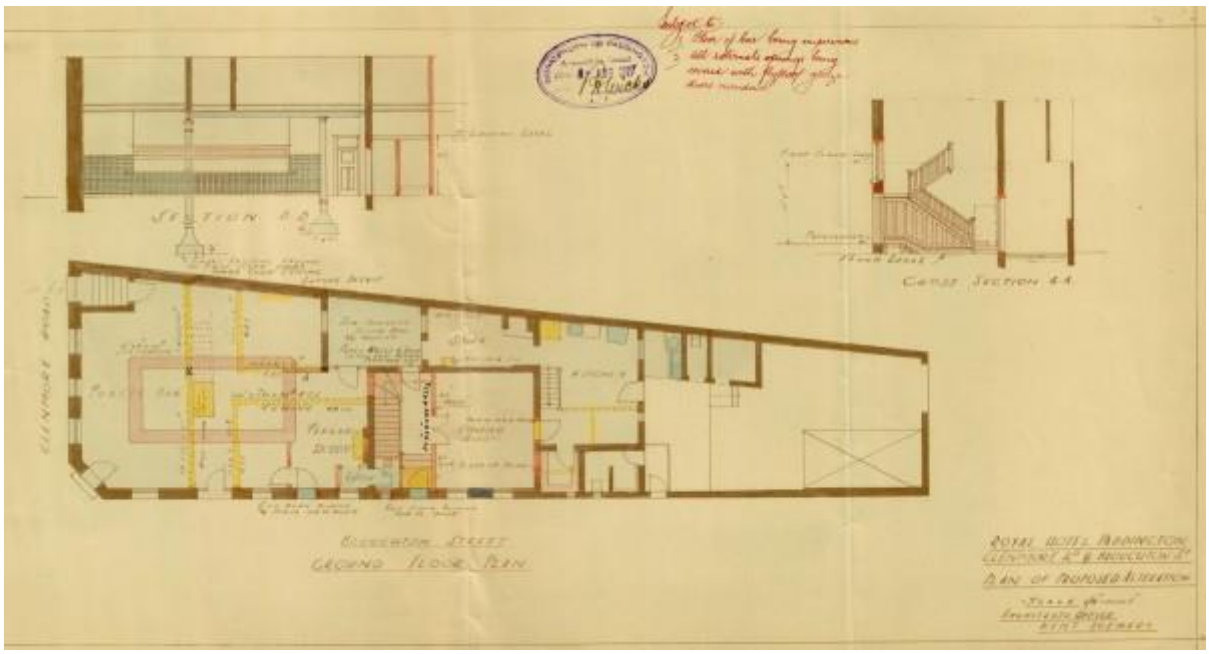
Image caption	Fig. 6 : Plans approved in 1927 for alteration of the ground and first floors, showing removal of original walls to create an island bar counter, and relocated main stair				
Image year	1927	**Image by**	Tooth & Co Architects Office	**Image copyright holder**	State Library of NSW



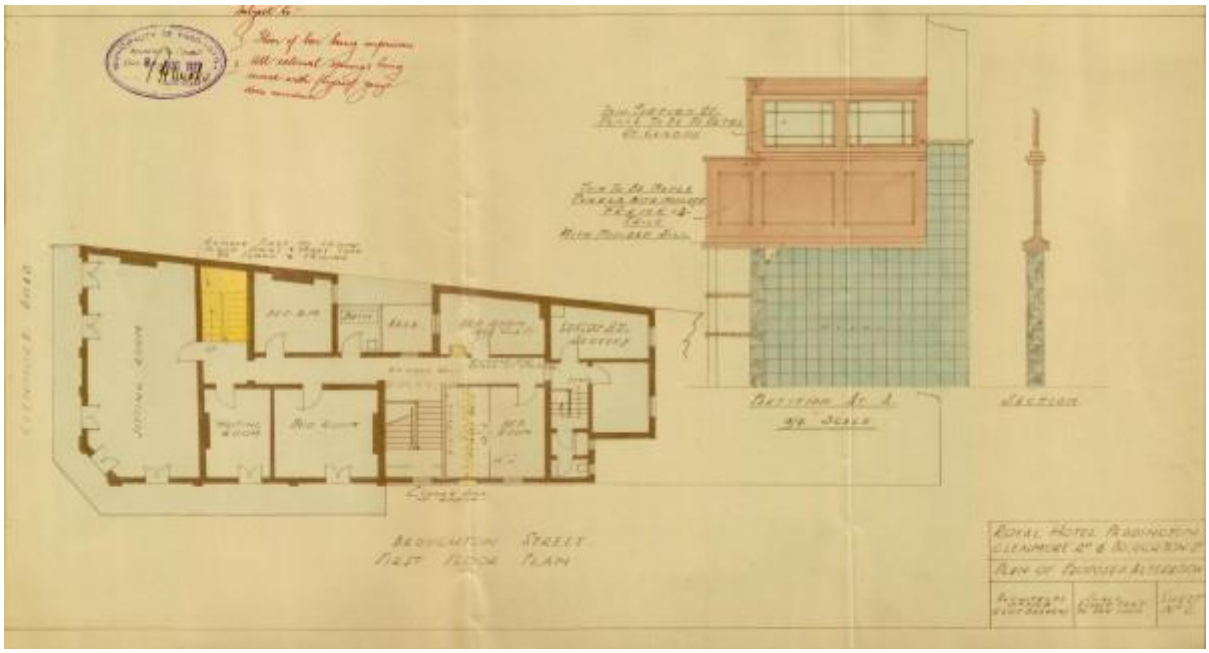


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Image caption	Fig. 7 : The *Royal Hotel,* 1930 ; note the building immediately next door has been renovated.				
Image year	1930	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 8 :The *Royal Hotel,* before the further alterations ; the corner door to the public bar remains in place.				
Image year	1940	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 9 : The *Royal Hotel, 1940 :* plans for alterations and extensions by Morrow and Gordon, architects. Corner door blocked, new doors shown from Broughton Street.				
Image year	1940	**Image by**	Morrow & Gordon Architects	**Image copyright holder**	Noel Butlin Archives ANU

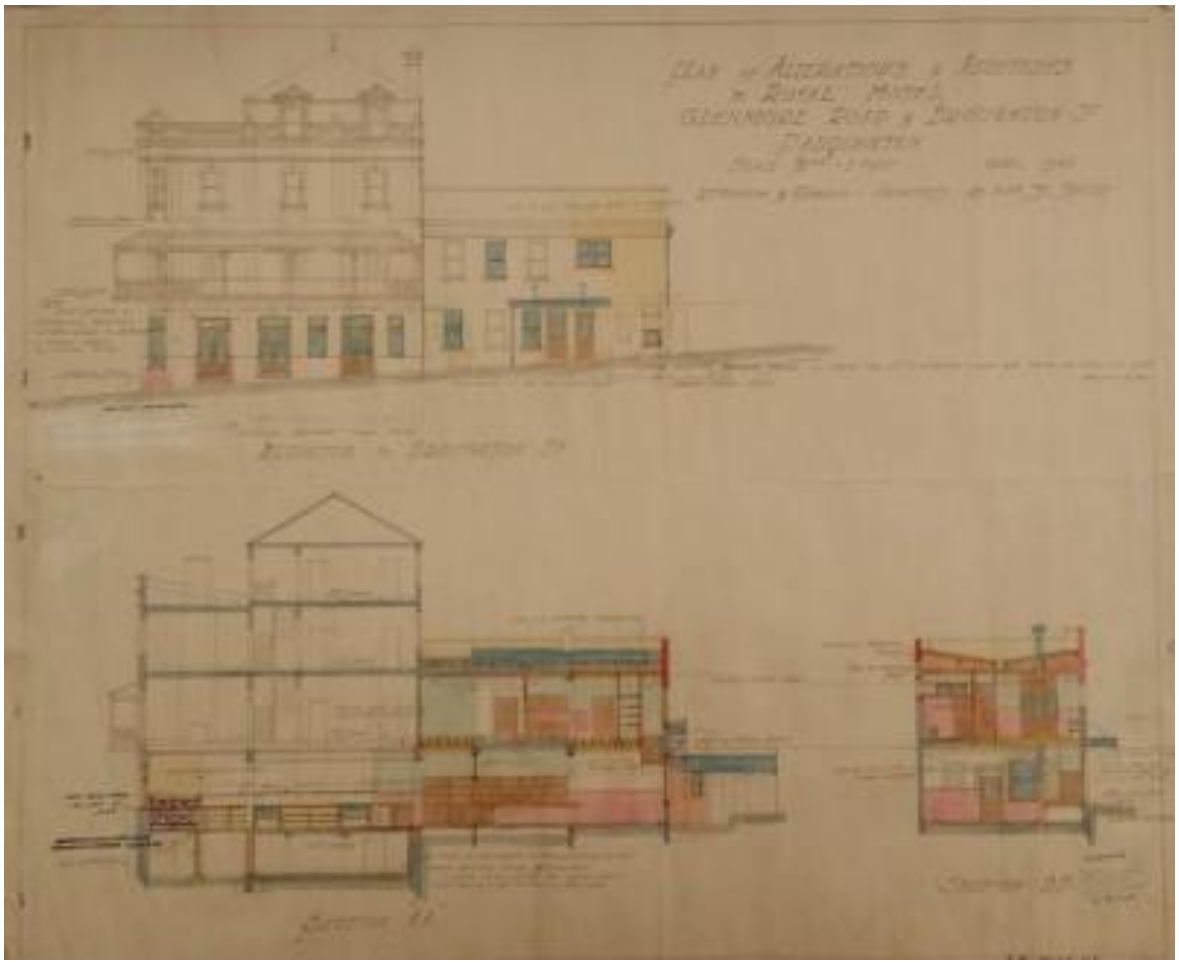

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Image caption	Fig. 10 : The *Royal Hotel, 1940 :* plans for the alterations prepared by Morrow and Gordon, showing extensive interventions on the ground and first floors				
Image year	1940	**Image by**	Morrow & Gordon Architects	**Image copyright holder**	Noel Butlin Archives ANU

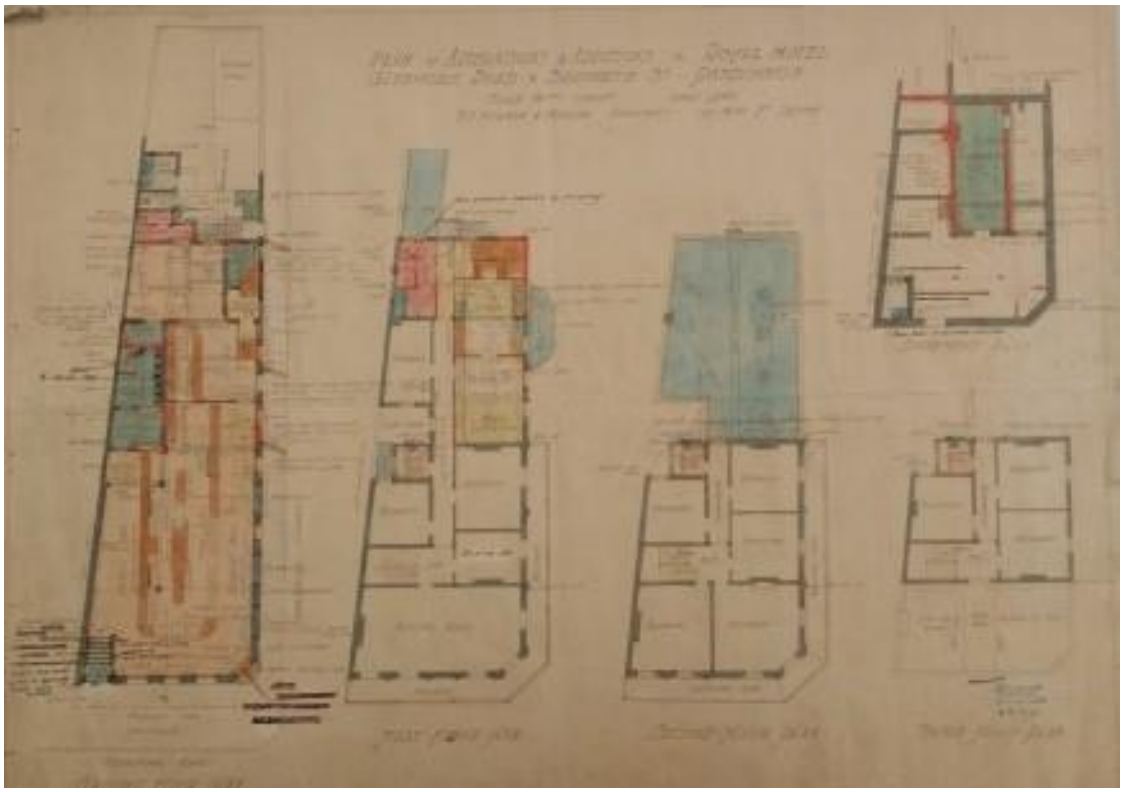

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Image caption	Fig. 11 : The *Royal Hotel,* 1949 ; the corner entry is closed and the ground floor walls have been tiled				
Image year	1949	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 12 :The *Royal Hotel,* 1963 ; the building has been painted monochrome and the ground floor walls (image barcode rt09305)				
Image year	1963	**Image by**	National Trust of Australia	**Image copyright holder**	DEWHA

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Image caption	Fig. 13 ; Five Ways, Paddington, from Glenmore Road ; the *Royal* has a new colour scheme and ground floor tilework				
Image year	C1970	**Image by**	Unknown	**Image copyright holder**	Woollahra Local History Centre

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Image caption	Fig.14 :The *Royal Hotel,* c.1970.				
Image year	c.1970	**Image by**	unknown	**Image copyright holder**	Woollahra Local History Centre

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Image caption	Fig.15 : 1980 sale photograph of the *Royal Hotel* showing the newly painted hotel, with tiled street frontage and the "lacework" iron balcony. James Murphy's name is removed.				
Image year	c.1980	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archive

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Image caption	Fig.16 : 1980s sale photograph of the dining room				
Image year	c.1980	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archive

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Image caption	Fig.17 : 1980s sale photo of the "Elephant Room" ,established in 1975.				
Image year	c.1980	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archive

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Image caption	Fig.18 : *The Royal Hotel* : first floor dining room and doors to verandah				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig.19 : *The Royal Hotel* 2018 ; looking from the first floor dining room to the internal courtyard,				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig.20 : *The Royal Hotel*, 2018 : viewed from Glenmore Road				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty ltd

Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	***The Village Inn***		
Other Name/s Former Name/s	*Rose and Crown Hotel : Durty Nelly's Hotel*		
Item type (if known)	Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels		
Street number	9 - 11		
Street name	Glenmore Road		
Suburb/town	Paddington	**Postcode**	2021
Local Government Area	Woollahra Municipality		
Property description	Lot 1 DP84369		
Owner	Private		
Current use	Hotel		
Former Use	Hotel		
Statement of significance	*The Village Inn,* formerly the *Rose and Crown Hotel*, and *Durty Nelly's,* was built c.1851 as a small but fine Victorian period, Classic Revival/Italianate hotel, to draw upon the increasing trade along the South Head Road, and in particular the new military barracks whose construction stimulated both building work and settlement in the emerging Paddington area. Around it, built at first were small homes for the workers building and serving the new barracks, forming the village which was quickly to grow and consolidate, becoming increasingly urbanized through densely composed terrace house rows. *The Village Inn* is one of the earliest established hotels in Paddington, comparable with the Paddington Inn (1848), and thus one of the longest serving hotels in the suburb, but distinctive for being in its original but somewhat modified building. Like other Paddington hotels it also enjoyed a long association with Tooth & Co., who owned, leased and sub-leased many of the suburb's early and historic hotels. Although of modest scale on a small constrained site, the Hotel became and remains a local landmark, prominent in the narrow streets and amongst the closely spaced cottages of Glenmore Road and Gipps Street, just off South Head Road - now Oxford Street. As an elaborately decorated example of its style, the *Village Inn* has been thoughtfully enlarged through the addition of an upper floor, carefully integrated with and enhancing its highly-styled facades. Extended to cover its whole site, the building has also been internally re-arranged, wringing out the space and efficiency possible from its small footprint. Despite changes, the interiors retain significant elements such as posts and beams (structural framing), pressed metal ceilings and other original decorative elements.		

	The *Village Inn* is of historical significance for the long tradition of hotel trade on this site, of historic and aesthetic significance for its architectural and streetscape contributions to the suburb, and of social significance for its continuing contribution to the sense of identity within the area for the local and wider community. As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.	
Level of Significance	State	Local √

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	The former *Rose and Crown Hotel* was built c.1851[1] as a two storey Victorian-period Hotel in the Classic Revival-Italianate style seen in other Paddington hotels such as the *Bellevue* (1878), *Grand National* (1890) and *Paddington Inn (United Service Hotel)* (1896). Substantially altered in 1887, the *Village Inn* is richly decorated on its Glenmore Road and Gipps Street elevations, with Classic details, including pilasters with acanthus-leafed capitals, all terminating in a deep, moulded entablature with pedimented parapets concealing the original corrugated iron roof. An additional storey, carefully extending the original design, was added in the 1920s with a parapet still concealing a corrugated metal roof. The building features paired windows with timber-framed double hung sashes, window boxes to all upper windows, a suspended awning and ceramic wall tiles to the facade below awning. The exterior and interior of the building have been subject to several phases of alteration with relocation of entrances, stairways, bars and toilets, as recounted in the historical notes set out below. It has lost and regained its prominent filigree balcony which attracts patrons to its elevated and sunny afternoon amenity. Set amidst smaller scale commercial buildings and terrace homes within the more intimate scale of Glenmore Road just off Oxford Street, the *Village Inn* gently commands its more domestic setting, resembling that of the other smaller hotels within the Paddington Heritage Conservation Area. Despite the alterations it remains a well-composed and attractive architectural endowment of its locality.					
Physical condition and/or Archaeological potential	The condition of the building appears fair to good. The fabric has generally been consistently maintained over a long period of time due to its continual service and adaptation to optimise its serviceability.					
Construction years	**Start year** 1851 (reconstructed 1887-8)		**Finish year** -		**Circa**	
Modifications and dates	There has been a licensed venue on the site of the Village Inn since as early as 1848. The present building, thought to have been operational by 1851, is known to					

[1] Letter from Clive Lucas Stapleton and Partners dated 16 March 1995, from file BA 264/1994

	have first been altered in 1887, and an archaeological approach to the examination of its fabric would be necessary to achieve a close understanding of the successive changes made to it, which are covered in detail in the historical notes section below. The second floor was added in the 1920s, in a highly sympathetic way, with carefully considered period details – the Hotel does not look like it has been extended upward. In 1925, the public bar was enlarged by removing the fireplace and walls of the two parlours and extending the counter to form a bar counter 62ft in total, meeting the commercial inspiration of the "six o'clock swill". A new parlour was constructed in the rear yard. The cellar was deepened, as it was low in headroom, having been excavated in the solid live rock of the site. As with other Paddington pubs, and to meet the fashion of the day, the external walls of the hotel were tiled, and the bar was also tiled. In 1930 a suspended street awning was added, and in 1937 extensive repairs to the hotel included replacing the iron roof, battens, flashings, gutters and downpipes. The first and second floor flat roofs had malthoid roofing removed and a new bituminous and gravel roof installed. Unsatisfactory iron flashings were replaced with lead ones. Internal repairs to renovate areas affected by water penetration (such as the pressed metal ceilings) were also carried out. The floor level of the cellar was again lowered in 1959 to increase head room. At some time between 1949 and 1960, the strut-supported Victorian Filigree balcony was removed. In 1973 a new bottle shop was created. The entrance door from Glenmore Road was changed from one large to two single doors; the doorway from Gipps Street was filled and replaced with a window; new internal brick and timber-framed walls were created internally. The bar counter and equipment were repositioned. New French doors and a window were added to the rear elevation. In 1985, the exterior was painted, the window mouldings were repaired and tiles were replaced. In 1994 internal alterations were carried out to the second floor, including a new kitchen, bathroom and a rear landing with French doors and a new window. The original cantilevered Victorian Filigree balcony was reconstructed in 2003, but the "new" balcony appears larger on the Glenmore Road façade than the original. The first floor rooms were reconfigured into a restaurant, and smartly finished modern bathrooms were installed on the second floor, which is otherwise privately accessed, and its uses are not clear. Egress and fire-rating were also upgraded at this time. The documentation of the building's changes assist in understanding just how much has happened to it, especially in its interiors, yet the building presents handsomely and valuably in its historic context.
Further comments	Hotels in 19th Century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town.

	The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River near Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th Century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development. While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or landmark building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them. By 1880 there were 21 hotels listed in the Sands Directory in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.[2] The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible. Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether (1) any new publicans license's should be granted in the coming three years, and (2) if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.[3] In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".[4] Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th Century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well. Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th Century hotel into larger public bars and ladies' lounges, and new dining

[2] Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181
[3] Kelly, *op cit*, p.181.
[4] from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o%27clock_swill

	areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the public bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, public bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.[5] External change to the appearance of hotels was also common during the first decades of the 20th Century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities. During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.[6] As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.[7] In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents. Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment. Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while

[5] *Freeland, JM The Australian Pub, MUP 1966, p.176*
[6] *Wikipedia http://en.wikipedia.org/wiki/Australian_pubs*
[7] *Freeland J.M. op cit p192*

	publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling. The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered. In Sydney the compounding land value of inner-city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide. For these pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.

HISTORY	
Historical notes	The Village Inn stands on the land of the Cadigal people. In 1834 a grant of eight acres 10 perches fronting South Head Road and Glenmore Road, Paddington was made to Thomas Walker, James Mitchell and William Cape, trustees of the Australian Subscription Library. The Australian Subscription Library, established in 1826 was the forerunner to the State Library of New South Wales. In May 1840, taking advantage of the news that the government was to erect a new military barracks opposite their land on South Head Road, the Library decided to subdivide their grant at Paddington, selling in batches through May. Lot 13, described as a first rate corner allotment, was purchased by auctioneer John Rickards who in turn subdivided it into two smaller building lots[8]. By 1850 a hotel had been erected on Lot 1 known as the Rose and Crown, with Andrew Higgins as publican.[9] The hotel was one of the earliest in this part of Paddington, with a growing trade from surrounding subdivisions and the nearby barracks. It was soon being used for coroner's inquests and by local political candidates for meetings and rallies. John Kennedy was granted a Publican's License in May 1853 for 'the house known by the sign of the "Rose and Crown'' situate in Glenmore Road'. The first Paddington Council Assessments of 1860-63 describe the building as a 'Public House' built of brick with shingle roof consisting of 2 storeys, 8 rooms and 2 attics. The publican at this time was Thomas Joyce.

[8] Certificate of Title Vol.5863, Folio 54
[9] Sydney Morning Herald, 5 March 1851(transfer of licence)p.2

	In 1867 the recorded owner/occupier of an "eight room two storey brick building" was J. Murie, and by 1870 the building was recorded in the rate books as a 'hotel'. In 1875 it was described as a 'detached house and hotel[10]. By 1877 the property was owned by David Robertson Gale, and during the next twelve months it changed hands twice, first to Thomas Kennedy, then in 1878 to Thomas McNamee who leased it soon after to E. H. Charles Wenden. The sale notice of 1877 gave the earliest description available of the building.[11] The hotel was described as being built of brick on a stone foundation and having a shingled roof and basement cellar. On the ground floor was a public bar, a parlour at the rea and two sitting rooms, four bedrooms were on the first floor and an attic room above. In the yard was a detached kitchen with a room above, as well as a shed and a stable. A photograph of the hotel c1885, shows the two storey hotel, with balcony, high parapet hiding the roof line and an arched pediment with "Rose & Crown Hotel" embossed around its edge. The main entry is in the corner of the building, with a secondary entrance in Glenmore Road. Behind the hotel, on Lot 2, was a small brick cottage fronting Spring Street. The advertisement noted that the water was laid on to the properties, the hotel was let for 3 years and had never been untenanted, indicating the good trade afforded in the neighbourhood[12]. Wenden purchased the property in 1880 and leased it to Edward Hennessy from 1882 to 1889. During this period, the hotel was rebuilt in c1887-8. A newspaper advertisement in December 1888 was placed offering sashes, frames, shop windows, shutters doors, stairs and iron bark girders for sale at the Rose and Crown, although residents were living in the building in January 1889, suggesting alterations instead of demolitions[13].The title next passed to Sarah Wenden, and the lease changed to Mrs F. Hennessy in this same year and she appears to have run the hotel until at least 1906. The earliest plan of the hotel, done in 1909, shows the layout close to that described in the 1877 sale notice. The plans were for the addition of a second floor to the building, giving it the external appearance that it retains to date (2018). At the front of the hotel a small, public bar with curved counter occupied the corner of the building, fronting Glenmore Road and Gipps Street. A small lobby and short hallway next to the bar gave access to two parlours, the dining room and the stairs to the upper level. Behind the dining room was the kitchen, while in the yard, entered via gates on Gipps Street, was a store, two WC's and a men's urinal. On the first floor were five bedrooms, a bathroom and linen press, with a short balcony overlooking the yard, from which the two rear bedrooms were accessed. The new second storey included three bedrooms and a sitting room. The façade of the new section mirrored the lower levels, with a parapet hiding the roofline and a triangular pediment on the corner[14]. At some point between 1909 and 1919 further changes were made to the ground floor, with the Glenmore Road parlour wall being removed and the bar extended as a U-shaped bar into the space. A private entrance was made from Glenmore Road to

[10] *Sydney Morning Herald* 30th July, 1877,p.7
[11] *Sydney Morning Herald*, op.cit, ,p.7
[12] *Sydney Morning Herald*, op.cit, ,p.7
[13] *Evening News*, 12th December 1888, p.1
[14] AO62947, *Rose and Crown Hotel plans*, State Archives NSW

	access the stairs to the upper levels. The dining room was converted to a parlour, the kitchen into a store, and the former store into toilets, and the yard toilets removed. The hotel now had two parlours to the back of the bar which were accessed via the stair hall. The dining room and kitchen had been moved to the first floor. In 1919 a small change was made when the bar counter was extended again through the stair hall opening between the parlours, and a new doorway was put through the internal dividing wall between the parlours. In 1925, by which time the hotel was tied to and had a bond owing to the Sydney brewing company Tooth & Co, the hotel was again altered. Again, the proposed work was to enlarge the bar by removing the existing wall between the two parlours, including the fireplace and extend the U-shape bar from 40 feet to 62 feet (12m to 19m). The floor of the store at the rear of the bar was lowered and the room converted into a parlour, with a small extension in the yard added a second parlour adjacent to it. The toilets remained where they were, with a second stair built at the rear of the building. The cellar was deepened via excavation, while the exterior walls of the hotel and the bar were tiled.[15] The work was carried out through the architect's office of Tooth & Co. The regular extensions to the bar reflected both the popularity of the hotel in the neighbourhood, but also its small overall size and restricted site. A report on the hotel dated 1926 describes the Rose and Crown Hotel as, "This is an old three storey brick building having a frontage to Glenmore Road of 34ft, by a depth of 71ft, to side street. The site tapers to 20ft at the rear. Practically the whole of the site is built upon and the building has been sacrificed for the trading quarters on the ground floor. The ground floor contains a new public bar with 60ft of counter, private entrance from Glenmore Road, two parlours immediately behind the public bar, public and private lavatories at the rear and a small storeroom in yard. The first floor contains a dining room, kitchen, one bathroom and four bedrooms. On the second floor there are four bedrooms, with a flat roof on which is erected laundry and drying yard. The bedrooms all comply with Police requirements but the walls are cracked in a number of rooms owning to the various alterations that have been made on the ground floor at different times."[16] In 1937, R.M. Joy & Pollitt Architects [architects for nearby Unicorn Hotel, 1940] designed alterations and additions to the hotel, including replacing the iron roof, battens, flashings, gutters and downpipes. The first and second floor flat roofs had the malthoid roof removed and a new bituminous and gravel roof installed. This was done to repair leaking roofs, which had corroded the pressed metal ceiling in the parlour and to replace unsatisfactory iron flashings with lead ones. Internal repairs to renovate areas affected by water penetration were also carried out. In June 1939 the hotel was purchased by Tooth & Co, and in 1941 the company was offered the three adjoining shops on Glenmore Road for £3700. However the poor condition of the buildings and the Valuer General only valuing them at £2650 resulted in Tooth's not buying the site. While the company acknowledged the restrictions of the small hotel, they did not consider it likely that they would extend it even if they owned the adjacent lots.[17] However they bought the hotel in 1948, and between the

[15] N60/2267, *Rose and Crown Hotel Property File*, Tooth & Co Collection, Noel Butlin Archive, ANU
[16] N60/7178, *Rose and Crown property File, Op ct.,*
[17] N60/7177, *Rose and Crown Property File, Op Cit.*

company's purchase and 1955 many small repairs and alterations were carried out on the hotel, including new sinks and basins, new skids to the cellar for barrel delivery, the painting of the exterior in 1943, new Wunderlich pressed ceilings in the parlours and corridor and new awning fascia in 1947. The roof was replaced in 1950 and hot water was installed in 1952. In 1953, the publican Joseph Ryan, who had run the hotel since 1940 left and was replaced by Mrs Violet Bruce.

In 1953, a letter from Ancher, Mortlock & Murray Architects described proposed work to the hotel : "…both the existing parlours are ladies' parlours and are well-patronised. The licensee regards them as an important part of his trade. We considered it necessary therefore, to preserve them as far as possible, and with this in view, propose that a new toilet block for males be built at the rear, containing five urinal stalls and one wash hand basin, and making use of the existing men's w.c. Access from Public Bar is by means of a passage formed behind the inner parlour, which also serves as an air lock. We suggest that the wall between parlours be partly removed as indicated, so as to make the most of the remaining space."

The following year, in January 1954, plans were approved to demolish the old balcony at the front and erect a new suspended awning and to install additional toilets for women on the ground floor in what was left of the yard area. A new shower and bathroom was also installed for guests on the first floor. The work, supervised by Bryce Mortlock, was not complete until mid-1955, with the disruption contributing to Mrs Bruce relinquishing the license in June.

More work was carried out in 1959 when part of the cellar was excavated and the walls waterproofed. The cellar was in two sections, both excavated into natural sandstone, but with one section having a ceiling height of only 5 foot 6 inches (167cm). The plan was to level out the floor throughout the cellar and build new brick walls to line the room. The work was completed in late 1960.[18] In 1963 the floor was concreted and the original timber stairs to the cellar replaced. By this time only four of the bedrooms were in use, the remainder being used as office or storage space.

In 1974 the bar was remodelled once more, with the bottle department relocated to the front corner of the hotel, the central U-shaped bar removed and a new bar serving area, counters and shelving constructed along the wall on the Gipps Street side of the hotel. Two new entries from Glenmore Road were also made in the façade. The work was completed by late 1974 at a cost of $16,000.
In 1981 Tooth & Co placed the hotel on the market, selling the freehold to Robert J Gillies. In 1998 the hotel changed its name to *Durty Nellys* and traded as an Irish pub, catering to backpackers and travellers. In or about 2003, the bar was moved again to the northern side of the hotel, with a long counter down one side, and the windows on Gipps Street once more revealed. The first floor rooms were converted into an open bar and dining room space, with access to the newly reinstated front verandah (2003). Smartly finished modern bathrooms were installed on the second floor, which is otherwise privately accessed, and its uses are not clear – perhaps a staff apartment or offices.

In 2015 the hotel was sold and changed its name from *Durty Nellys* to the *Village Inn*.

[18] N60/7178, *Rose and Crown Property File, Op Cit*

THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	*The Village Inn*, formerly known as *The Rose and Crown Hotel* and *Durty Nelly's,* is of historic significance to Paddington and the Woollahra Municipality as an example of one of the early hotels of Paddington. The site has been continuously used as a hotel since the construction of the original *Rose and Crown Hotel* circa 1848-1851. The Hotel, an example of the small but architecturally ambitious hotels built in Paddington, is of historical and social significance for its design, its story of adaptation over the years to suit the community, and the long tradition of continuous hotel trade on this site.
Historical association significance SHR Criteria (b)	The *Village Inn* is strongly associated with the early development of Paddington, having been one of its earliest hotels and contemporary with the development of Victoria Barracks, which gave impetus to the settlement of the Glenmore Road precinct. It was also associated with Tooth & Co. one of the pre-eminent brewers, distributors and owners or lessees of hotels in NSW during the late 19th and early 20th Centuries, and a major hotel owner in Paddington over that time.
Aesthetic significance SHR criteria (c)	The Village Inn, formerly the *Rose and Crown Hotel*, and later, *Durty Nelly's*, displays a strong aesthetic significance as a fine example of a small Victorian period hotel, commanding the distinctive, intimate precinct of which it is a prominent streetscape component and constituting a landmark in the wider locality. The exterior of the building, despite its history of growth, change and reconstruction, retains the scale and composition of a thoughtfully designed small, suburban hotel and invests quality and personality into its context via its considerable aesthetic value. The interior of the building, which, despite many changes, retains its original column and beam structure, also has aesthetic significance as the adapted interior of a 19th Century corner hotel with successive modifications culminating in the current plan and arrangement.
Social significance SHR criteria (d)	The *Village Inn* is of social significance as an enduring reference point for community identity, together with the group of similar older and long-established trading hotels of Paddington. The existing hotel occupies a site which has been used for a hotel since its establishment by subdivision, and descends from a building built 1848-1851 - thus

	bestowing an importance upon the hotel in the historic and social identity of Paddington. As popular meeting places, and destinations for both locals and visitors, Paddington's older hotels like the *Village Inn* are part of its distinguishing and appealing personality, and an important part of the social fabric of the suburb as well as its commercial appeal. Paddington and its residents have a history of community activism and this has inevitably been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area.
Technical/Research significance SHR criteria (e)	The *Village Inn* is of local significance to Woollahra and Paddington, as an example of how its distinctive and distinguishing corner pubs have evolved to serve their changing community and clientele, reflecting socio-economic changes in their context.
Rarity SHR criteria (f)	As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the *Village Inn* is uncommon, and rare. Market challenges and an increasingly valuable site, attractive for conversion or redevelopment for housing use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner city suburbs. Although relatively small, it may be attractive for residential conversion, and at risk.
Representativeness SHR criteria (g)	The *Village Inn* is important as one of the older Paddington hotels, occupying the site of possibly the longest continual hotel use in the suburb, from 1848; it is a prominent Victorian period commercial building, and a particularly satisfying corner hotel building – key character elements of the Paddington Heritage Conservation Area.

HERITAGE LISTINGS	
Heritage listing/s	
	The Village Inn is a heritage item in Schedule 3 Woollahra Local Environment Plan.
	The Village Inn is within the Paddington Heritage Conservation Area.
	The Village Inn is within the National Trust Paddington Urban Conservation Area.

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

Type	Author/Client	Title	Year	Repository
Written Graphic/Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
Published book	J.M. Freeland	'The Australian Pub' Melbourne University Press	1966	author's copy
Unpublished history	Ron Johnson	Paddington History and Heritage	undated	Woollahra Local History Centre

Unpublished history	L.G. Norman	Historical Notes on Paddington	undated	Woollahra Local History Centre

RECOMMENDATIONS	
Recommendations	It is recommended that : • Appropriate Conservation Management Documents be prepared to guide all future change and development of the *Village Inn*; • The listing of the *Village Inn* should be updated and include its interiors , subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents (CMDs) to be prepared ; • Further investigation be undertaken to determine if the group of remaining hotels in Paddington, including the *Village Inn*, should be listed as a group item on the Woollahra LEP or on the State Heritage Register; and • The continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, and subject to environmental and heritage impact assessment processes. • Council officers be available to liaise with owners prior to developing plans for change or development. The significant heritage attributes and elements of the *Village Inn,* to be further identified and confirmed by full heritage assessment and Conservation Management Documents, should be appropriately conserved, adapted and retained. Proposals for new work should reflect identified conservation policies for the building and demonstrate that they are contributing to the conservation of the significance and commercial viability of the Hotel. Subject to the CMDs, existing alterations and additions which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for possible reversal or removal, allowing reconstruction to original or early detail or a more sympathetic treatment, where this can be proposed. 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. The emphasis should be upon retention of original fabric. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment (such as communications equipment, power generation, air-conditioning, heating and other services) should also be carefully considered, for possible alternative arrangements to be made where no detracting visual impact can occur. The *Village Inn*, and in particular its interiors, have been subject to recent modernisation and modification works – this has also happened in other Paddington hotels. Some of these works are objectively of admirable quality and do not invalidate

	the claims of the hotels to being regarded as places of heritage importance – rather, their history of change means that careful investigation must take place to guide future change, so that avoidable loss or obscuration of historic fabric and character does not take place.

SOURCE OF THIS INFORMATION **To be completed if this form is part of a heritage study or report**			
Name of Study or report	Paddington Hotels Study	**Year of study or report**	2018
Item number in study or report	9		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes √	No ☐
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Reilly for Woollahra Council	**Date** December 2018	

IMAGES - 1 per page

Image caption	Fig. 1: Location of *The Village Inn,* outlined in red.

Image year	2005	**Image by**	Woollahra GIS	**Image copyright holder**	Woollahra Council

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Image caption	Fig. 2 : Australian Subscription Library estate subdivision May 1840. The *Village Inn* was built as the *Rose and Crown Hotel* within Lot 13, shown at the corner of Glenmore and Gipps Streets				
Image year	1840	**Image by**	Unknown	**Image copyright holder**	State Library of NSW

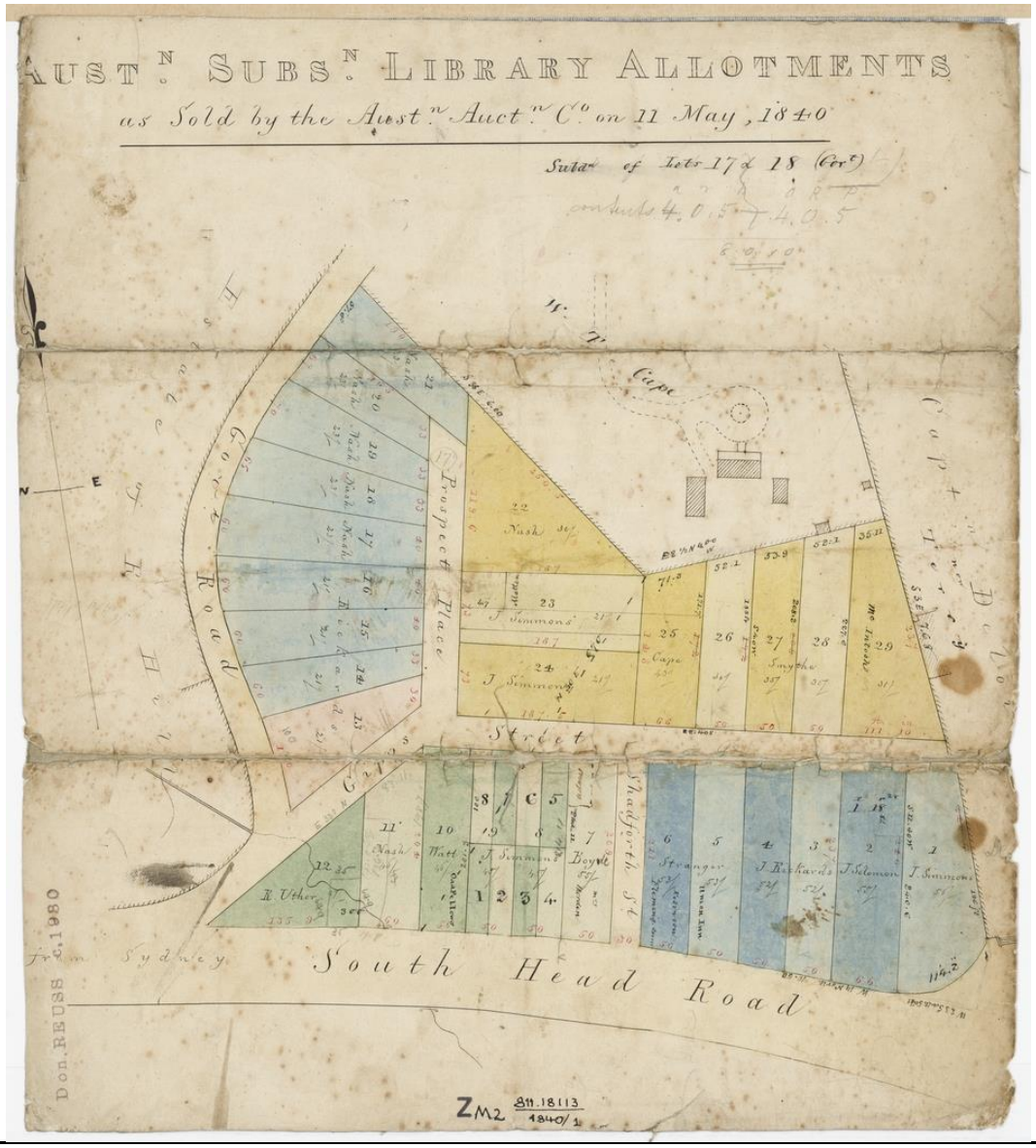

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Image caption	Fig. 3 : Detail of WH Wells 1850 map of Sydney and Suburbs showing the Rose and Crown Hotel on the corner of Glenmore Road and Gipps Street. The hotel was one of the earliest erected in this part of Paddington				
Image year	1850	**Image by**	WH Wells	**Image copyright holder**	State Library of NSW

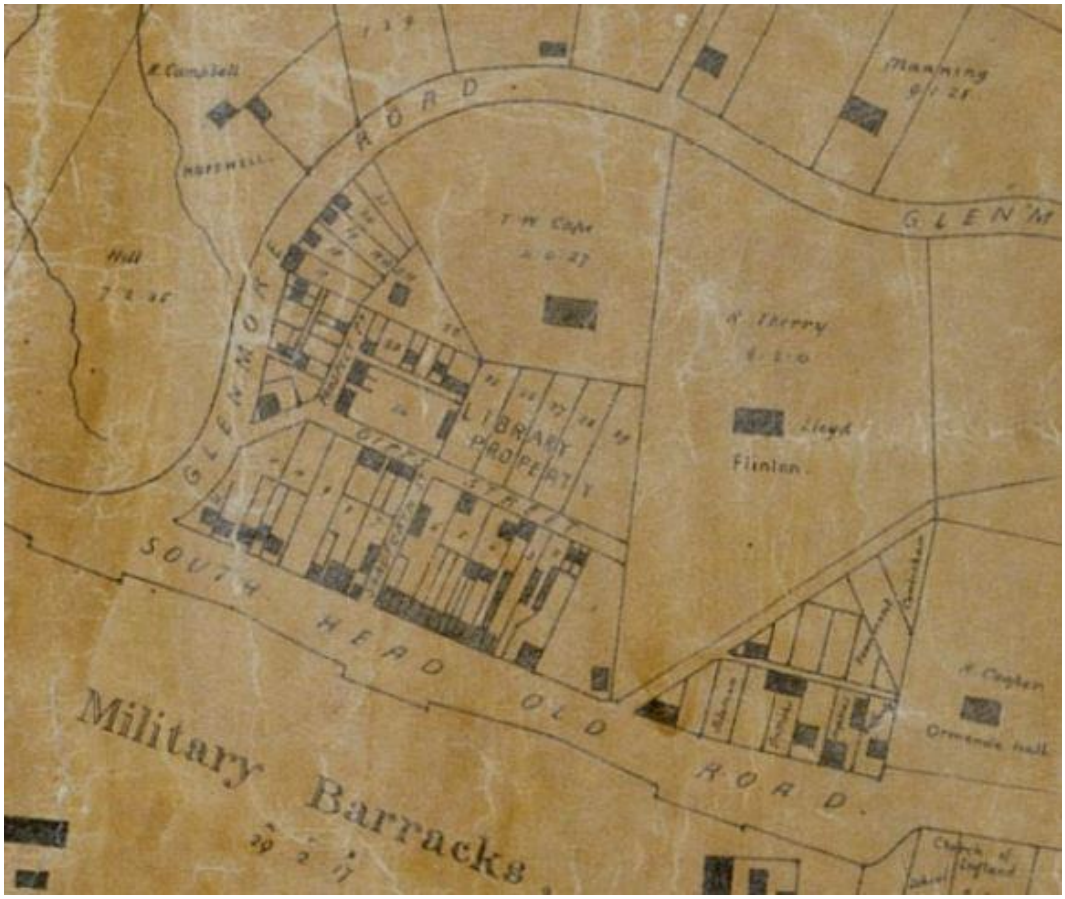

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Image caption	Fig. 4 : Location of the former *Rose and Crown Hotel*, now the *Village Inn*. Sydney Metropolitan Detail Series sheet 10				
Image year	1892	**Image by**	Surveyor General's Office	**Image copyright holder**	State Library of NSW

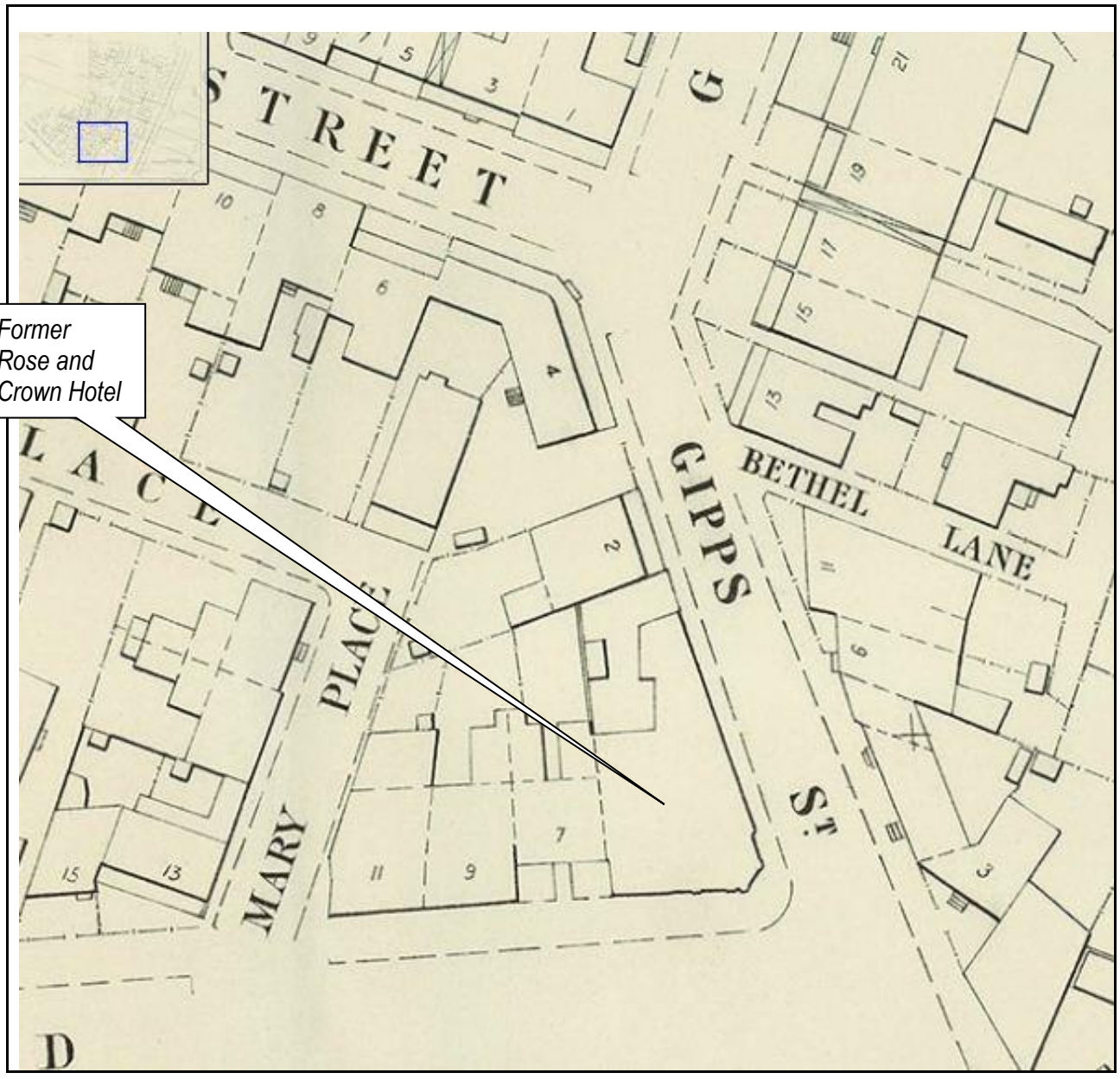

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Image caption	Fig. 5 : The *Village Inn*, when trading as the *Rose and Crown Hotel,* showing original scale, doors and windows, and cantilevered balcony, and adjacent shops and cottages				
Image year	c.1885	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archives Tooth Collection Z 223-161A-628

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Image caption	Fig. 6 : *The Village Inn,* (former *Rose and Crown Hotel*) September 1930, with the extra floor added. Tall narrow sash windows can be seen to both street facades.				
Image year	1930	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archives ANU

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Image caption	Fig. 7 : "Rose and Crown Hotel – Proposed additions" -architect's drawing showing the proposed second floor, but also the existing plan layout (note the rear yard)				
Image year	1930	**Image by**		**Image copyright holder**	Noel Butlin Archives ANU

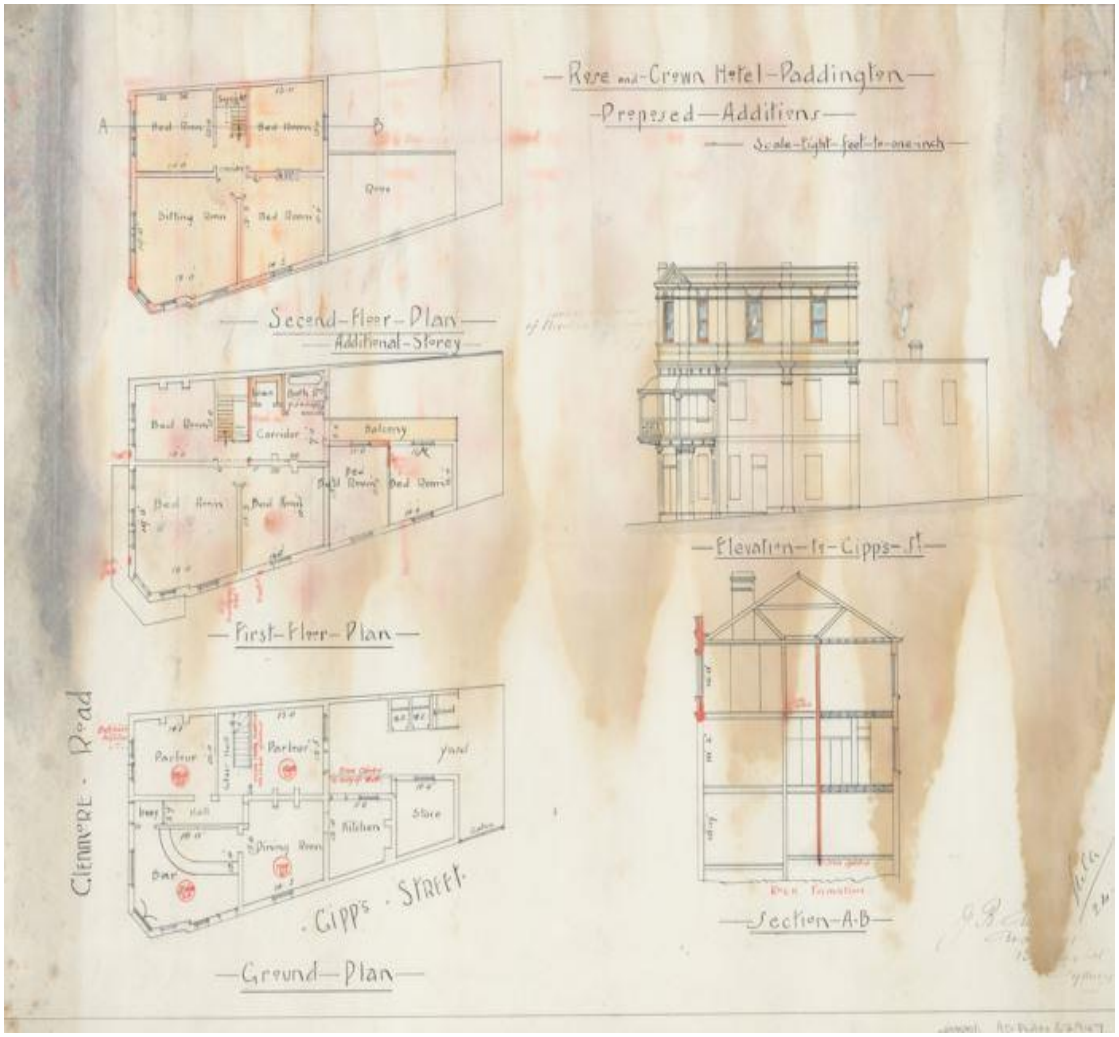

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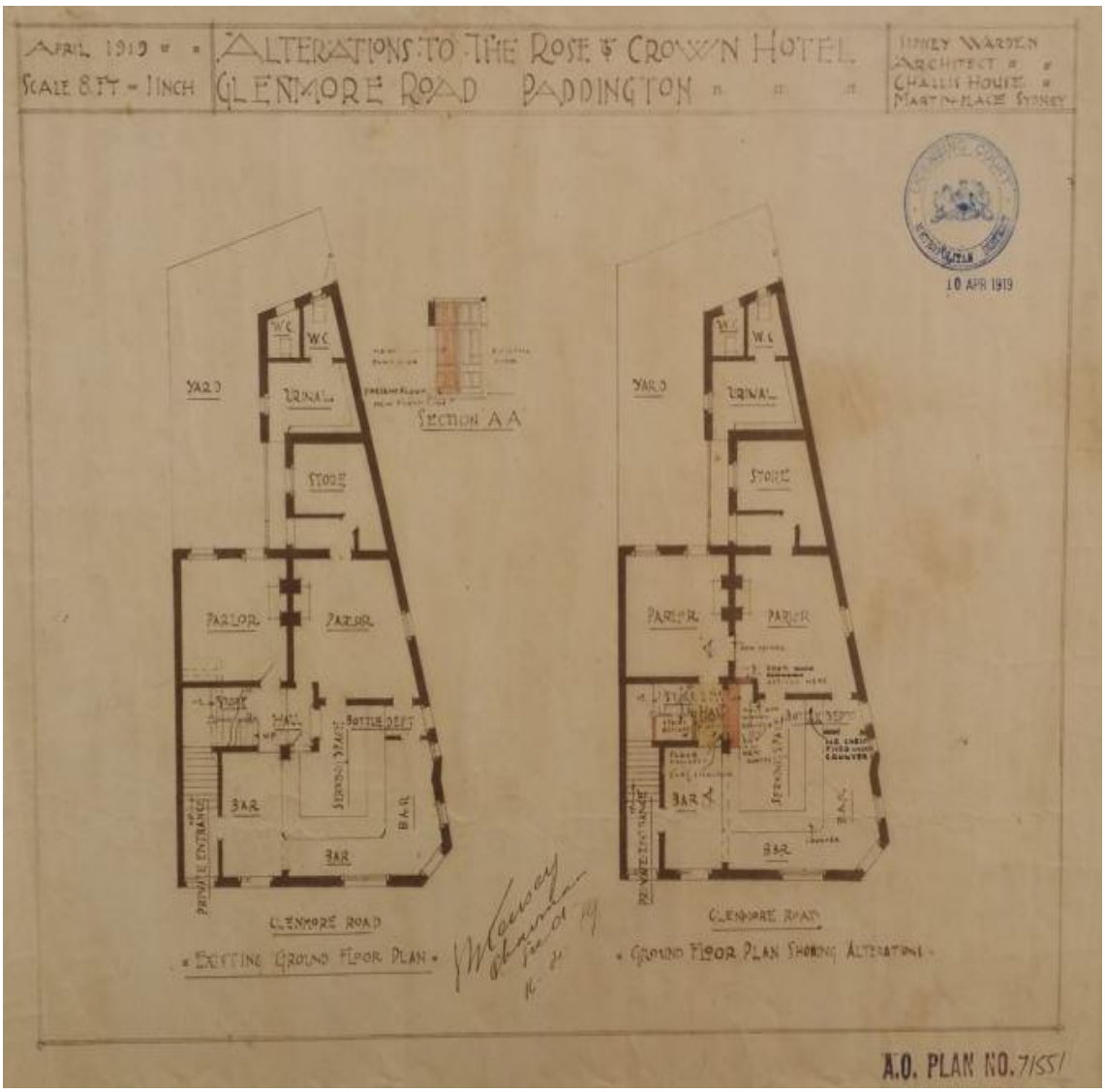
Image caption	Fig.8 : "Alterations to the *Rose and Crown Hotel" :*architect's drawing of 1919 showing changes to the front bar and the altered private guests' entrance and stair				
Image year	1919	**Image by**	Sydney Warden Architect	**Image copyright holder**	Noel Butlin Archives ANU



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

Image caption	Fig. 9 : The "Village Inn", formerly the "*Rose and Crown Hotel", in 1949*				
Image year	1949	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archives ANU

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

Image caption	Fig. 10 :*The Village Inn,* former *Rose and Crown Hotel*, 1960 ; the cantilevered balcony has been removed and replaced by a new suspended awning, with doors blocked				
Image year	1960	**Image by**	unknown	**Image copyright holder**	Noel Butlin Archives ANU

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

Image caption	Fig. 11 : Proposed alterations to the *Rose and Crown Hotel* by Tooths Architects Office showing removal of ground floor walls, enlarged bar, and deepened cellar				
Image year	1925	**Image by**	Tooth & Co Architects Office	**Image copyright holder**	Noel Butlin Archives ANU

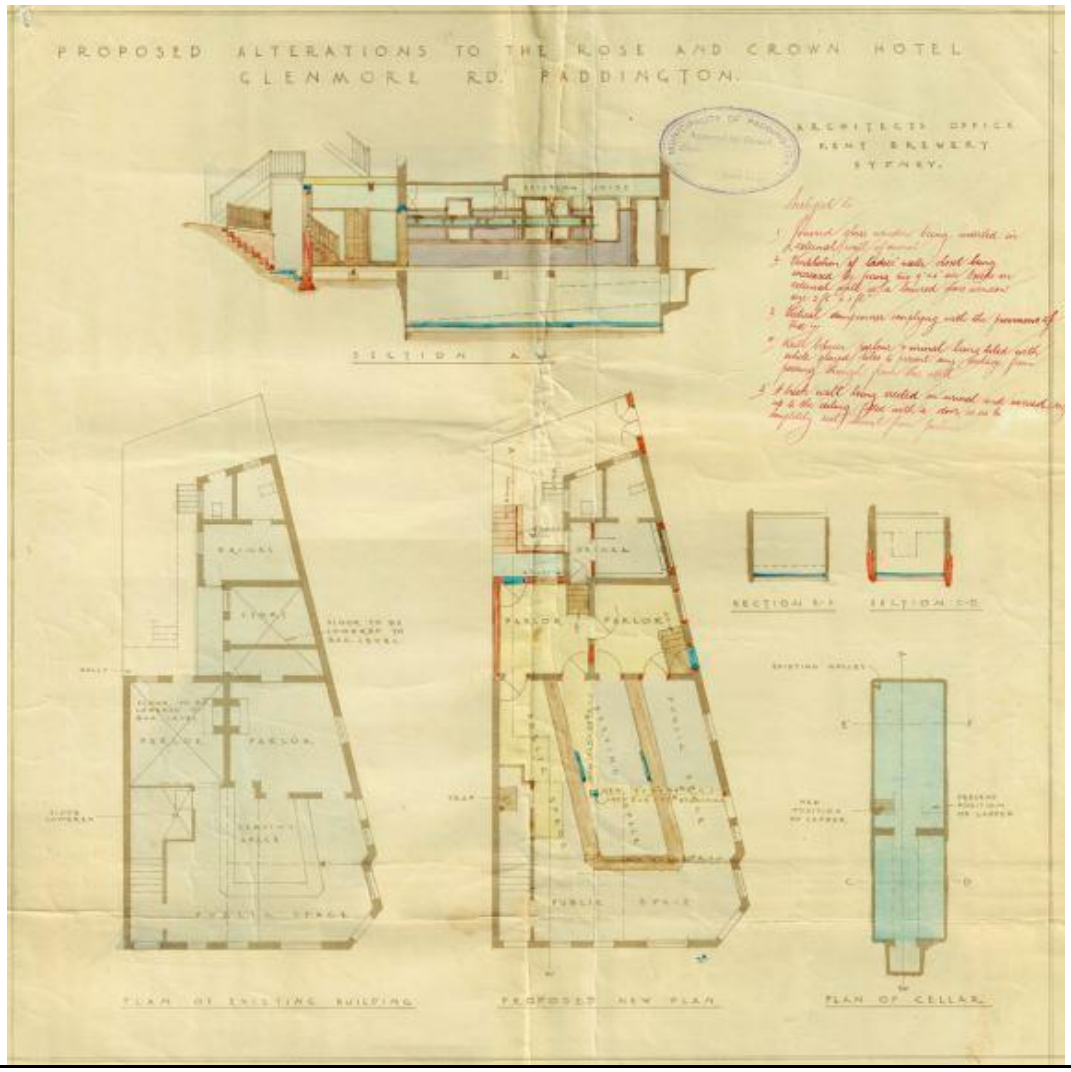

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Image caption	Fig. 12 : Extension of ground floor into rear yard for new toilets and new first floor toilets				
Image year	1954	**Image by**	Ancher Mortlock Murray Architects	**Image copyright holder**	Noel Butlin Archives ANU

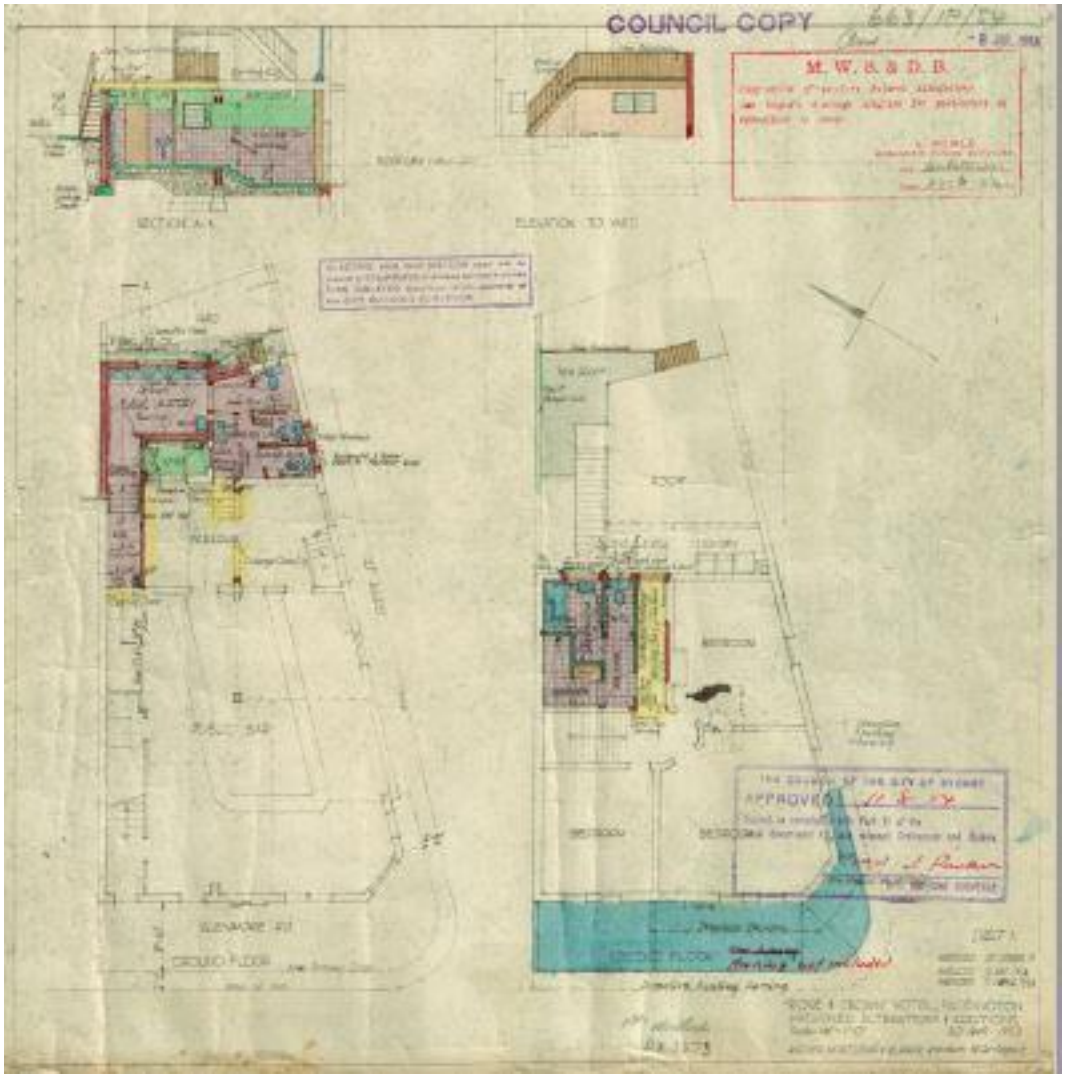

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Image caption	Fig. 13 : Alterations to first and second floors of "Durty Nelly's" – approved plans stamped by Woollahra Council showing toilets and flat on second floor				
Image year	2002	**Image by**	Back & Rigg Architects	**Image copyright holder**	Back & Rigg Architects

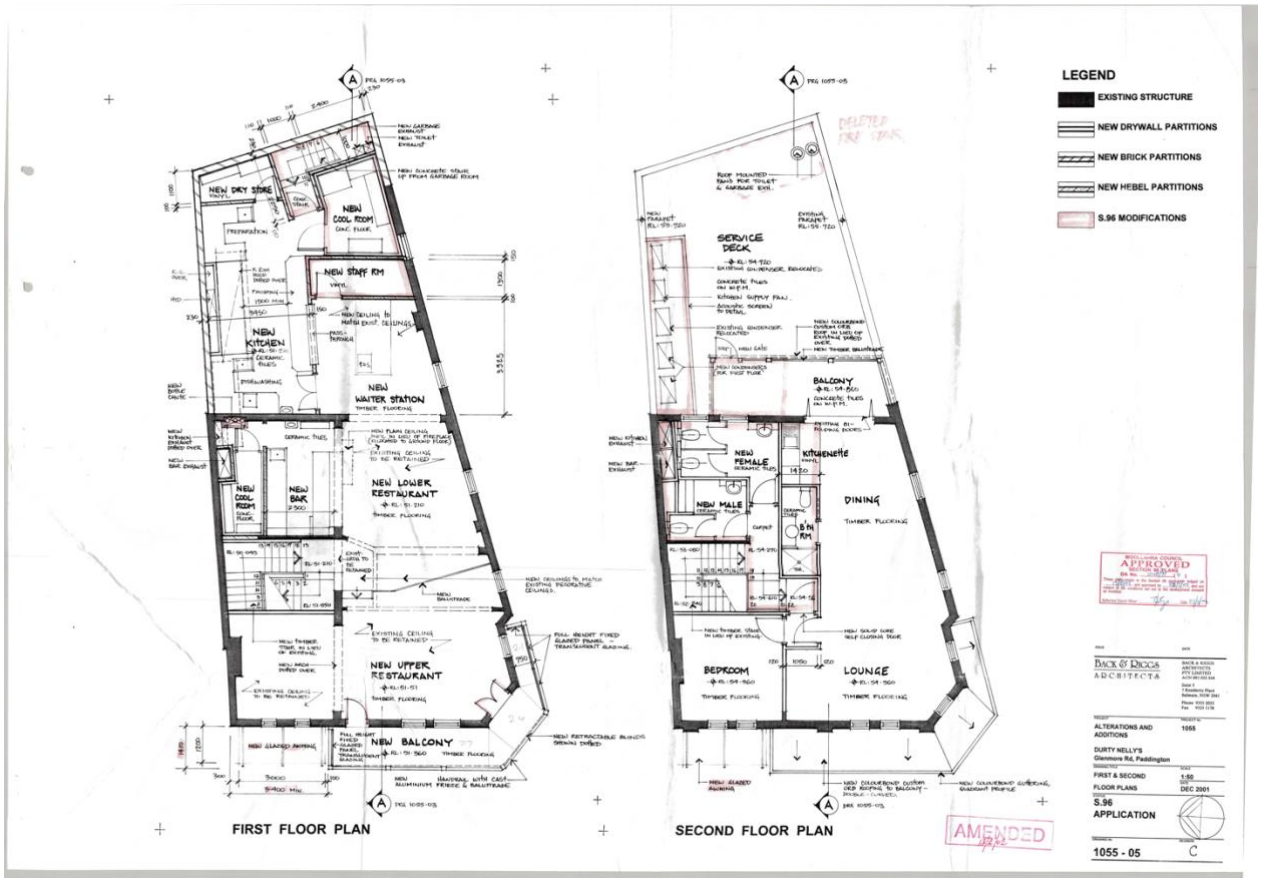

Image caption	Fig. 14 : View of the *Village Inn* from Glenmore Road ; the balcony to Glenmore Road has been rebuilt wider than it originally was.				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 15 : View past the Village Inn up Gipps Street to cottages				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 16 : View from within the ground floor bar to the street front ; note the parallel beams showing the former corridor location				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 17 : View within the first floor bar, where walls defining the former bedrooms have been removed				
Image year	2018	**Image by**	Robert Moore	**Image copyright holder**	Robert A Moore Pty Ltd

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Image caption	Fig. 18 : Context of the Village Inn viewed from Glenmore Road

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