

PROPOSED HERITAGE LISTING

OF THE

BELLEVUE HOTEL, 159 HARGRAVE STREET, PADDINGTON, NSW

HERITAGE PEER REVIEW



Prepared by:

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Prepared for:

The Bellevue Hotel

September 2019

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to provide a peer review of the proposed heritage listing of the Bellevue Hotel at 159 Hargrave Street, Paddington, NSW. The report has been prepared on behalf of the Bellevue Hotel, the owner of the property.

1.2 BACKGROUND

Woollahra Council has indicated that it is proposing to list the hotel as a heritage item in Schedule 5 Part 1 of the *Woollahra Local Environmental Plan 2014*. The Council has carried out a heritage assessment of the Hotel as part of a wider study of eleven hotels in the Paddington area. Council has prepared a heritage inventory sheet for the Hotel based on that study.

1.3 THE STUDY AREA

The study area is Lot 11 in DP 1124608 in the Municipality of Woollahra, Parish of Alexandria and County of Cumberland (Figure 1.1).



Figure 1.1 The Study Area shaded

Source: Six Maps

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

No further historical research was carried out for this report.

1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Woollahra Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL SUMMARY

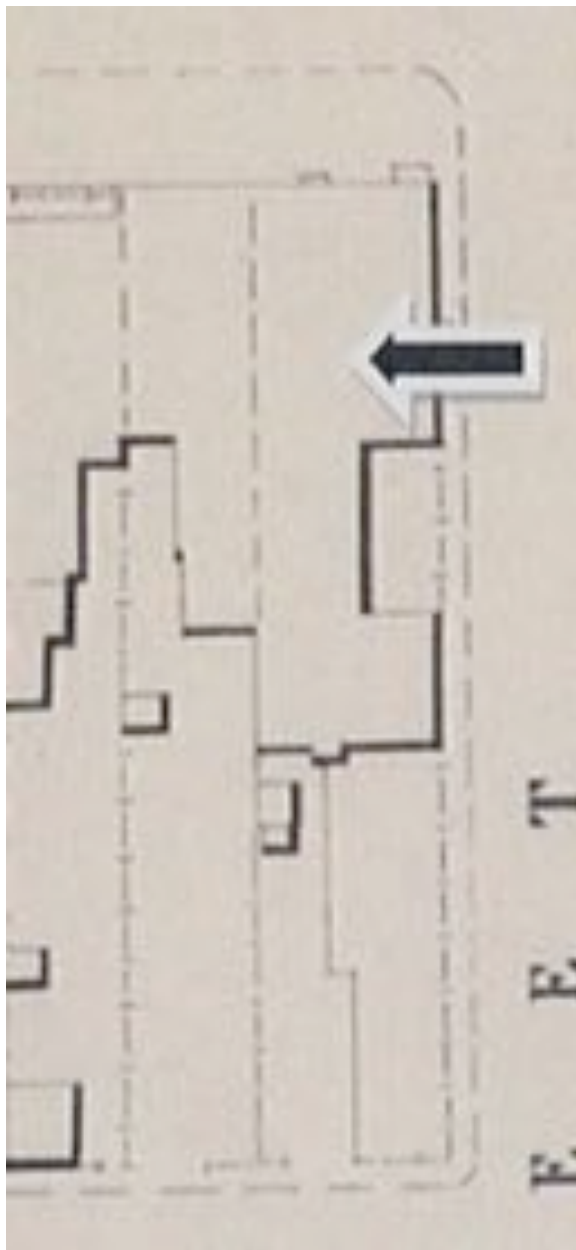
The following summary is taken from the Woollahra Heritage Inventory sheet for the property.

2.1 SUMMARY

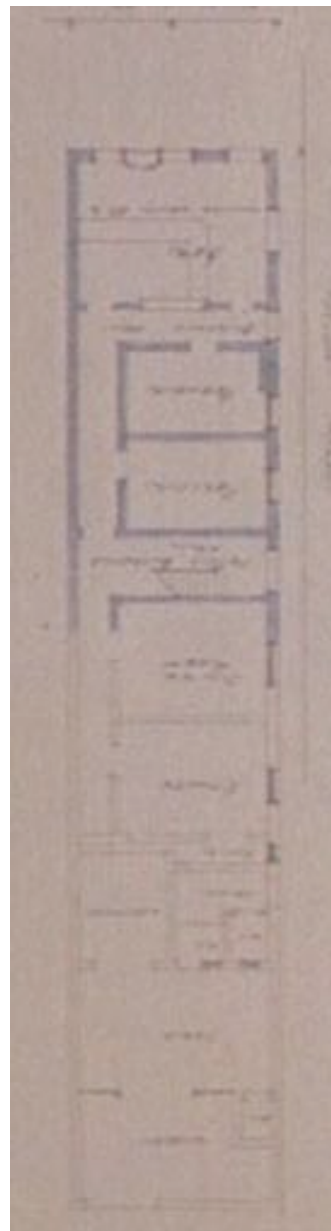
Originally part of the Underwood Estate, the Bellevue Hotel was erected about 1878 for James Quigley. The Hotel was called the Elphin Hotel.

DATE	DEVELOPMENT
1883	Quigley left the hotel and transferred the lease to Robert White
	Quigley was killed in an omnibus accident the and Hotel was transferred to his wife, Bridget
1893	Bridget Quigley died
1895	Hotel was transferred to her son John Quigley
1896	Hotel acquired by brewer Tooth and Co. but continue to be run by John Quigley
1911	John Quigley died and the hotel was then operated by his wife Phoebe
1931	Phoebe Quigley retired
	Licence transferred to Morris Wolff Miller
1932	Licence transferred to Henry Thomas Firken
1934	Hotel altered to the design of Tooth and Co.'s architects
	Hotel renamed the Bellevue Hotel
1955/1961	Hotel expanded into the adjoining property at 157 Hargrave Street that was altered to suit
1969	Alterations carried out by Tooth and Co.
1972	Replacement of timber floors with concrete

The Inventory sheet contains a comprehensive history of the place that allows for an assessment of historical significance to be made. The sheet also contains a summary of modifications that have occurred.



1886



1934

Figure 2.1 Comparative plans of the Hotel

Source: Woollahra Heritage Inventory Sheet pp. 14 & 15



1968



2019

Figure 2.2 Comparative ground floor plans of the Hotel. Only minor sections of the earlier walls remain extant

Source: Client



Figure 2.3 The Bellevue Hotel in 1936. Note the arched panes to the upper floor windows and the detail to the ground floor. The photograph predates the expansion into the terrace house to the right

Source: Woollahra Heritage Inventory Sheet p. 16



Figure 2.4 The Bellevue Hotel 2019. Note the reconfigured door openings and windows to the ground floor

Source: JOHD

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in September 2019 to ascertain its layout, condition and intactness from original construction.

The Inventory Sheet contains a detailed description of the Hotel and, while noting the interior has been altered, does not include overlays showing the current plans over the earlier plans (see above).

3.1 EXTERNALLY

The Bellevue Hotel is a two storey, late Victorian Hotel in the Victorian Free Classical Italianate style. The Hotel is in rendered masonry with richly decorated façades to the original section at the first floor. The front section of the Hotel has parapets to the front and sides with ornate pediments and expressed pilasters with gabled and skillion metal roofs beyond. There is a suspended metal awning to the front with a perforated soffit with clear roofing above.

The northern section of the Hotel is to a plainer detail (being a later alteration of the terrace house previously on this site) and there are single and two storey additions to the rear also to a plainer detail.

The ground floor has tiling to dado height (M) with a series of early and later openings with timber framed windows and doors (largely L or M). The upper floor is more intact though windows have generally been replaced including the arched headed window panes to the front (see Figures 2.3 & 2.4).

3.2 INTERNALLY

Internally the hotel is largely open plan with cellular rooms to the south at the ground and first floors with some original walls. There is an open terrace at the first floor (M).

Floors are in polished timber, tile and carpet (M). Walls are in plastered masonry (O) with painted panelling to dado height and picture rails to the main bars and lounges (M). There is full height, polished timber panelling to the central lounge at the first floor (M). There are plasterboard walls to the later alterations (M) and an exposed brick wall at the stair (O – plaster removed). Ceilings are in plasterboard (M) some with battens (M) and decorated, plaster cornices (M). There is a pressed metal ceiling to the front lounge area at the first (L).

There is a painted timber stair to the front bar with an open string, carved timber newel posts and square balusters (M). There is a painted timber fireplace to the first floor lounge (O or L) with an arched, cast iron insert (O). The bar fittings are modern and there is a modern kitchen area to the first floor. The lavatories are to a modern detail. There is a gaming lounge to the rear at the ground floor to a modern detail.

O ORIGINAL
L LATER
M MODERN

Figures 3.1 - 3.12



Figure 3.1 Bellevue Hotel, Paddington
Front and side elevation



Figure 3.2 Bellevue Hotel, Paddington
Side elevation



Figure 3.3 Bellevue Hotel, Paddington
Rear elevation



Figure 3.4 Bellevue Hotel, Paddington
Rear elevation



Figure 3.5 Bellevue Hotel, Paddington
Ground floor front bar



Figure 3.6 Bellevue Hotel, Paddington
Ground floor front bar and stair



Figure 3.7 Bellevue Hotel, Paddington
Ground floor central lounge and bar



Figure 3.8 Bellevue Hotel, Paddington
Ground floor rear lounge



Figure 3.9 Bellevue Hotel, Paddington
First floor lounge with pressed metal ceiling



Figure 3.10 Bellevue Hotel, Paddington
First floor fireplace



Figure 3.11 Bellevue Hotel, Paddington
First floor central/lounge dining area

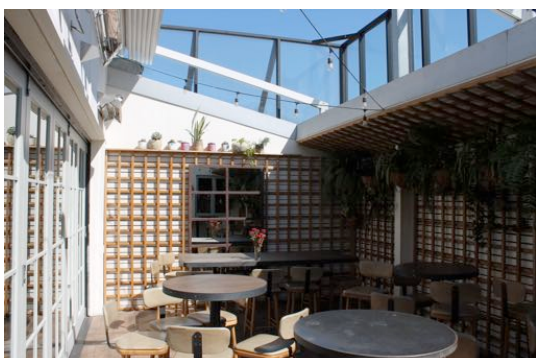


Figure 3.12 Bellevue Hotel, Paddington
First floor terrace

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW) but is within the Trust's Paddington Urban Conservation Area. The classification has no statutory implications for development at the site.

4.2 HERITAGE DIVISION OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by the Heritage Division of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory, a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

4.3 LOCAL AUTHORITY

The local authority for the area is Woollahra Municipal Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Woollahra Local Environmental Plan 2014* (LEP) but is within the Paddington Heritage Conservation Area.

Development would be the subject of the heritage provisions of the LEP relating to development in a conservation area.

Council may also take into consideration the heritage provisions of the *Woollahra Development Control Plan 2015* that contains detailed objectives and controls for development in the conservation area.

5.0 ASSESSMENT OF SIGNIFICANCE

The Inventory sheet contains an assessment and statement of significance using the guidelines in the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

5.1 HISTORIC SIGNIFICANCE

5.1.1 Historical Development

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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Historical significance SHR criteria (a)	The <i>Bellevue Hotel</i> formerly the <i>Elphin Hotel</i> , 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 <i>Bellevue</i> 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.
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We would concur with this assessment.

Local Significance.

5.1.2 Historical Associations

Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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Historical association significance SHR Criteria (b)	<p>The <i>Bellevue Hotel</i> 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.</p> <p>The <i>Bellevue Hotel</i> 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.</p> <p>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.</p>
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We consider that the associations would be common to many hotels in Sydney and, as noted, *none may be particularly prominent*. I would qualify this to say none are prominent.

Does not meet the criterion.

5.2 AESTHETIC SIGNIFICANCE

Criterion (c)	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
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Aesthetic significance SHR criteria (c)	The <i>Bellevue Hotel</i> 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.
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It is not clear if an architect was involved in the design though the well-detailed elevations would suggest a designer of some skill.

The hotel has some landmark qualities and could be seen as a creative and achievement.

The interiors of the hotel have been comprehensively altered (and this is documented in the listing sheet) including the replacement of the timber floors and the posted verandah with an awning. The ground floor facade has been considerably altered. The Hotel was extended into the adjoining terrace house in the 1950s and the former yard areas have been infilled. The original layout of the Hotel is not known and is no longer readable from any of the early and later changes. The Hotel contains little original fabric apart from the fireplace to the first floor and some of the external windows.

Local Significance. – Overall form of original Hotel and first floor façade only.

5.3 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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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 <i>Bellevue Hotel</i> 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 <i>Bellevue</i> is one.
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Though Hotels are often favourite watering holes recent patronage is less loyal and the Hotel relies partly on part on passing or intermittent trade (sporting events at Moore Park), as it probably did originally.

The demographics of the area have waxed and waned and it is interesting to note that the hotel struggled at times from lack of patronage likely due to its size and the brewer's reluctance to upgrade. The association with the International Rugby community is drawing a long bow as this would apply to any hotel close to Moore Park. The Hotel is well known but is unlikely to have any special associations with any particular group.

Does not meet the criterion.

5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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Technical/Research significance SHR criteria (e)	Together with its documentary records, the <i>Bellevue Hotel</i> 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 <i>Bellevue</i> also demonstrates architectural response to the changing licensing laws and commercial needs and requirements of Sydney hotels in the twentieth century.
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There were no previous buildings on the site and the place has no archaeological potential. The hotel is of no technical significance.

As noted, evidence for its development is held in archive records (that is well understood) rather than the current built form (apart from the original sections of the elevations). The building demonstrates the development of Paddington in no greater manner than the extensive terraces and the reference to the endurance of Paddington is a little vague. The changes resulting from licensing laws can be seen in almost every Hotel in Sydney.

Does not meet the criterion.

5.5 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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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 <i>Bellevue Hotel</i> 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.
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Hotels are not uncommon the area and far more prevalent than in many suburbs. Though one was recently mooted for residential development, they are not particularly under threat.

Does not meet the criterion.

5.6 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

Representative-ness SHR criteria (g)	The <i>Bellevue Hotel</i> 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
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We would concur with this assessment.

Local Significance.

5.7 INTEGRITY

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.
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The Hotel has seen numerous alterations even from its earliest years and the later and modern alterations were very extensive. The hotel was expanded into the adjoining terrace house in 1955. Doors, windows and tiling have been replaced to the ground floor elevations and the awning is a later alteration. There is barely skerrick of original fabric internally apart from one fireplace to the upper floor and some sections of internal walls. As noted in the Inventory sheet, the timber floors were replaced with concrete in 1972. It is unclear what are the important structural elements apart from remnant sections of walls.

5.8 STATEMENT OF SIGNIFICANCE

The Inventory sheet also contains a statement of significance:

Statement of significance	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>
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We would partly concur with this assessment apart from:

..a successful example of suburban Paddington's suburban hotel

It is clear from the historical research that the hotel struggled at times for patronage and its longevity would be matched by many of the hotels in the area.

Its social significance is of a type that could apply to any hotel as is its long association with Tooth and Co.

Only the upper floor elevation signals its distinctive, classic style.

The Hotel could not be said to be uncommon or rare as there are number of Hotels close to the subject site including the Lord Dudley Hotel, the Four in Hand, the Grand National, the Royal Hotel, the Imperial Hotel, The Paddington, the Light Brigade Hotel, the Hotel Centennial and the Woollahra Hotel that are all thriving. The group of Hotels could not be said to be an unusual.

5.9 MANAGEMENT GUIDELINES

The Inventory Sheet contains Management Guidelines that are noted below with comments.

1	<i>Appropriate Conservation Management Documents be prepared to guide all future change and development of the Bellevue Hotel</i>
	The property is in a conservation area and this may be required by Council for any development applications for change
2	<i>The Bellevue Hill and its interiors should be listed as a heritage item in the Woollahra LEP (2014): the listing of the interiors would be the subject to clarification of their significance through the preparation of further detailed assessment in the Conservation Management Documents to be prepared</i>
	Section C1.3.9 of the Woollahra DCP 2015 already contains controls for the development of pubs for both internal and external changes and the listing of the Hotel as a heritage item will not amplify or attract additional controls as this Section of the DCP does not distinguish between heritage items, contributory items or other types. The controls for Paddington apply to buildings from all periods
	The current interiors contain little original fabric and the original layout has been altered to the point where it is no longer readable
	The Management guidelines should be amended to reflect this and provide recommendations as to the treatment of the interiors
3	<i>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 in the Woollahra LEP and on the State heritage Register</i>
	The group of Hotels is not to a consistent design and was not constructed as a group and we can see no reason why the group listing should apply.
	Listing as a group would add nothing to the statutory provisions applying and the group controls in the DCP Section C1.3.4 apply to consistent rows of terrace houses where they are connected and where alterations to one may affect the sense of that grouping. This would not apply to the Hotels that are not in close proximity
4	<i>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 environmental and heritage impact assessments</i>
	It is unclear what form this support would take as Woollahra Council does not have a heritage grants programme in place. Controls for change are already in place in the WDCP
5	<i>Council officers be available to liaise with owners prior to development plans for change and development</i>
	This is in part available through the pre DA process though this usually requires plans to be developed to DA stage and any proposal for more informal discussions prior to this is welcome
6A	<i>The significance 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.</i>
	This suggests that a CMP is required (though not noted above) but, considering the level of change that has occurred, the benefits of such a document may be limited apart from identifying original walls
6B	<i>Proposal for new work should reflect the CMP policies and demonstrate that they are contributing to the conservation of its significance and commercial viability</i>
	No CMP is in place for the Hotel but it is axiomatic that such a document would be aimed at this

7	<i>Existing alterations and additions, which may be considered to be detrimental to identified heritage significance of the Hotel should be evaluated for removal allowing reconstruction to original or early detail or a more sympathetic treatment</i>
	Considering the level of change that has occurred internally we can see little purpose in this as restoration and/or reconstruction to a known, previous state would be a heroic task and partly based on conjecture as there are no original plans available. It would serve little purpose apart from say to the external elevations where some documentary evidence exists
8A	<i>All reconstruction and repair work to the significant fabric of the building should be accrued out using traditional materials and techniques and in accordance with best contemporary conservation practice</i>
	Considering the extent of change this is likely to apply only to some of the internal walls and the street facades
8B	<i>For example, there should be no further enlargement or filling in of window or external door openings and no alterations or additions to the building should break through the current roof line or rise above the parapets – so as not to affect its external integrity, scale and character, and relationship with streetscapes of which is its an important, contributory element</i>
	This may preclude additions to the single storey sections at the rear
8C	<i>Externally mounted plant and equipment should also be carefully considered to avoid detrimental impacts</i>
	The current plant is a necessary evil as there are few other options apart from roof mounting and hotels rely heavily on high quality food service for income

6.0 SUMMARY AND RECOMMENDATIONS

6.1 HERITAGE LISTING

Overall, we consider that the:

- Inventory sheet provides a through investigation of the heritage qualities of the Hotel though does not adequately reflect the level of change that has occurred to the original hotel and the current state of the interiors (see Figures 2.1 and 2.2)
- Property would meet two of the Heritage Manual criteria for identification as a heritage item of local significance (Criteria (a) and (g)) and partly meet the Criterion (c) - original elevations only
- Hotel is adequately protected by the heritage provisions in the Woollahra LEP 2014 and the Woollahra DCP 2015
- Hotel is not significant at a state level
- Listing of the Paddington hotels as a group in the WLEP schedule is not well founded and would serve little purpose

6.2 RECOMMENDATIONS

Should the proposal for listing proceed we would recommend that:

- Analysis of the interiors be carried out to identify significant spaces and fabric and this be the subject of agreement with Woollahra Council
- The Management Guidelines in the Inventory Sheet be the subject of further discussion with Council and an agreed set of recommendations be included in the Inventory Sheet for the Hotel



JOHN OULTRAM

From: [George Penklis](#)
To: [Records](#)
Cc: [Chris Bluett](#)
Subject: Proposed Heritage Listing of the Grand National Hotel
Date: Friday, 30 August 2019 2:18:37 PM
Attachments: [grand national - heritage listing response 2.pdf](#)
[ME Letter - Grand National Hotel 29.8.19.PDF](#)
[Grand National Hotel - 33 Elizabeth Street Paddington - Archival Recordi....pdf](#)

Dear Mr Bluett,

Council Reference SC4251 Submissions (19/103421)

Proposed Heritage Listing of the Grand National Hotel

I am in receipt of your letter of 4 July 2019. The Grand National Hotel is owned by 7th Wave Pty Limited and I am a director of the company.

I have reviewed your letter and the Heritage Inventory Sheet prepared by Robert A Moore Pty Ltd. I make the following key comments:

- I support that the façade of the hotel should be considered for Heritage Listing as it is part of the Paddington Heritage Conservation Area.
- I respectively do not agree with Robert Moore's findings on the interior of the hotel. I have asked Mr Zoltan Kovacs the Heritage Consultant working on the current DA's for the property to comment on the interiors and Mr Moore's findings. Mr Kovacs comments are attached in his letter of 20 August 2019.

Mr Kovacs finds Mr Roberts findings on the first and the second floor "far from reality. Both floors exhibit extensive changes and loss of original fabric. I find that there is not a single room on either the first or the second floor, which presents fabric in an original manner."

Council has copies of all of Mr Kovacs Reports during the DA process. I am more than happy to provide the reports again. Mr Kovacs Archival Recording is attached.

- The Grand National Hotel is a small local hotel. It did not trade in concert with other hotels and therefore should not be ringed together with other hotels. To do so would not reflect the true position of the history of the hotel.
- I respectively do not support the "continued use" concept. The Hotel is not profitable in its current form and needs to adapt. Parking is limited in the area, the hotel does not have poker machines, consumption of alcohol is down in general as people are not supporting pubs and Council creates too many alternatives by allowing the opening of restaurants and wine bars in close proximate – ie Barbetta 50 meters away. Restricting the use of the building would restrict the viability of the building. Such a decision would be unprecedented and directly contravene an owner's right to specific use of their asset and to trade. Please refer the attached Minter Ellison Letter of 29 August 2019.

Thank you for the opportunity to comment. Should you require any further information please don't hesitate to contact me.

George Penklis



20/08/2019

To:
General Manager
Woollahra Council
536 New South Head Road
Double Bay NSW 2028

Attention: Mr Chris Bluett
Manager, Strategic Planning



Dear Chris,
RE: Proposed Heritage Listing of the Grand National Hotel

I am writing to you in response to the proposed heritage listing of the hotel on behalf of the owner - 7th Wave Paddington Pty Ltd.

I am a registered architect with over thirty years experience in heritage conservation. I was Heritage Officer at Woollahra Council for seven years and I am also familiar with the site having prepared two heritage impact assessment reports and archival recording of the building in its present state.

My comments relate to some points of the Draft Inventory Sheet, as follows:

- 1 On page 3, the inventory sheet states: *"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."* [my emphasis]

That is far from the reality: Both floors exhibit extensive changes and loss of original fabric. Key elements, such as doors, architraves, wall vents, skirtings and some fireplaces are missing.

I have reviewed the archival recordings as part this submission to refresh my recollection and I find that there is **not a single room** on either the first or the second floors, which presents fabric in an intact manner.

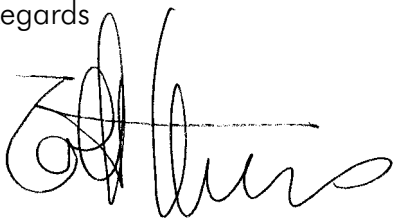
About 60-70% of internal detail elements are lost and the majority of the remaining internal finishes are degraded to the point where their replacement is required. There is not a single bedroom, which is intact. Apart from the fact that neither of the existing stairs meet minimum BCA standards, it needs to be pointed out that both staircases are badly degraded: there are many missing balusters; newel posts, treads and risers show extensive white ant damage and severe general wear and tear.

In order to illustrate my reasons for objection to the definition of the interior as being 'intact', I attached a copy of the Archival Recording for reference.

- 2 While in general I support the listing of the hotel, I am of the opinion that the degraded state of the interiors should be acknowledged in the future inventory sheet and their lack of cultural value should be reflected in the 'Recommended Management' section of a final, endorsed Inventory Sheet.

- 3 The Grand National Hotel is a small, local hotel with purely local significance, where recognition of its 'Local' significance is appropriate. There is no historical evidence or tradition that the Grand National operated in concert with other hotels; it was always independently operated under licence to Tooth & Co., and I am strongly opposed to the idea of a group listing, especially placing the Grand National Hotel on the State Heritage Register, because it is in conflict with the cultural history of the place.
- 4 I am not sure what is meant by "*The continued use of the building as a hotel should be supported by Local and State Governments....*" (page 11) in the Recommendation section. These are fine words, but unenforceable in all probability. Is Woollahra Council prepared to provide a subsidy or other forms of financial incentives?
- 5 Further to the historic use issue, I am strongly opposed to any suggestion or hint, that the use should be included in any heritage listing, because it is unprecedented. Heritage listing relates to physical fabric, and while the *Burra Charter* recognises culturally significant use under Article 7 and Article 23, incorporating use into a heritage listing places an unreasonable burden on the property owner. Culturally significant associations and meanings can be retained through appropriate adaptive use (also recognised by the *Burra Charter* under Article 21) which should not be curtailed.

Regards



ZOLTAN KOVACS B. Arch (Hons)
Architect

MinterEllison

29 August 2019

Chris Bluett
Manager - Strategic Planning
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

Dear Mr Bluett

Proposed heritage listing of the Grand National Hotel in Schedule 5 (Environmental Heritage) of the Woollahra Local Environmental Plan

We refer to your letter in relation to the proposed heritage listing of the Grand National Hotel (**Hotel**) dated 4 July 2019 (**Letter**), including the draft heritage inventory prepared by Robert Moore.

We act for the owner of the Hotel, 7th Wave Paddington Pty Ltd (**7th Wave**) and are instructed to provide this letter and the attached submission from heritage architect Mr Zoltan Kovacs in response to the Letter. Our client does not dispute the significance of the exterior of the Hotel; rather, our client accepts and embraces the consideration of the heritage listing of the façade. However, our client does not support the heritage listing of the internal details and/or the use of the Hotel as a pub.

The Letter and heritage inventory propose a number of recommendations in relation to the Hotel which have raised serious concerns to 7th Wave. In addition to the material provided by Mr Kovacs, we respectfully request that you consider the following in your assessment of the listing of the Hotel as an individual item of local heritage significance:

1. Over the last two years, the Hotel has experienced a decline in patronage, in part as a result of wine bars and restaurants opening nearby. Other pubs have been forced to close as a result of the decline in patronage. In July 2019, Paddington's Captain Cook Hotel, a hotel which was listed on the State Heritage Register (including interiors), entered into voluntary administration due to undercapitalisation of that hotel. The agenda before Council on 21 May 2018, where the Paddington Pub Project (the **Project**) was approved, states that '*pubs owe their survival to their ability to offer the latest in comfort, services and amenities, consistent with the demands of their customers.*' A pub cannot provide such customer service, if that pub no longer has customers. The listing of the use of the Hotel as a pub places an unjustified restriction on the potential uses of the building.
2. A key objective of the Project, which spawned this assessment of the Hotel, included '*to conserve the diversity of pubs and their significant internal and external details associated with all periods of construction*'. Mr Kovacs confirms that the Hotel's façade and external structure is the part of the Hotel which is of heritage significance. Successful preservation of the external facade stems from the effective use of the site generally. This has been seen with, for example, the success of the adaptive reuse of the Old Dunbar Hotel on Renny Street in Paddington, which preserves its facade whilst utilising its internal space for commercial purposes. Accordingly, the proposal to include the use of the Hotel as a pub in the listing of the Hotel may ultimately be detrimental to the preservation of the facade. As highlighted above, pubs such as the Hotel are becoming less financially viable and a restriction on the potential use through this listing makes the upkeep of the facade less worthwhile.
3. As Mr Kovacs provides in his attached submission, there is no historical evidence that the Hotel '*operated in concert with other hotels; it was always independently operated...*'. It follows that it falls outside the group of eleven hotels to which the study applies. The fact that the Hotel has historically been a pub is not, of itself, a good enough reason to list the interiors and use as items of local heritage significance.



In our submission, encouraging the adaptive reuse of the Hotel is the crucial part in preserving the part of the Hotel with heritage significance – the facade. To include the "*continued use of the building as a hotel*" and the interiors as part of the heritage inventory which supports the listing on the LEP is, in our opinion, undesirable for the prospect of retaining the facade in good condition. Adaptive reuses should be supported, and impediments to those adaptive reuses should be avoided. As per Mr Kovacs submission, these should not be included should the listing go ahead.

For all of the above reasons, there appears to be no reasonable legal or merit basis for Council listing the use of the Hotel as an item of local heritage significance.

We request that, should Council intend to proceed with listing the Hotel as an item of local heritage significance on the LEP, our client be consulted further before any decision is made.

We would be happy to discuss further.

Yours faithfully
MinterEllison



Luke Walker
Partner

Contact: Luke Walker T: [REDACTED]
F: [REDACTED]
Partner: Luke Walker T: [REDACTED]
OUR REF: 1153721

Archival Recording prior to works at The Grand National Hotel

DA CONSENT D/216/2016 & D/295/2018 | 33 ELIZABETH STREET | PADDINGTON



June 2019

Prepared by Zoltan Kovacs Architect

■ Starling Street Lilyfield NSW 2040 T ■ E ■

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1 Introduction

1.1 BACKGROUND

The owners of the Grand National Hotel located at 33 Elizabeth Street, Paddington have engaged the author to prepare an archival recording consistent with heritage conservation guidelines for the subject site, which has development consent (DA 216/2016) for internal demolition and alterations at first and second floor level; and a separate consent for works in the ground floor bar area (DA 295/2018). As the two projects overlap, it is reasonable to combine the archival recording into a single document applicable to satisfy conditions for both consents.

1.2 METHODOLOGY

The methodology and terminology used in the preparation of this report has been drawn from the Australian ICOMOS Burra Charter and the NSW Heritage Manual 2001 Update.

The preparation of this archival recording has taken advantage of recent technological advances which the NSW Heritage Office has not yet incorporated into its manual. The advances in digital recording offer a superior and more permanent result than black-&-white photography and consequently I have adopted this course. The documents are printed on acid-free archival paper.

1.3 AUTHORSHIP

This report has been prepared by Zoltan Kovacs, Architect & Heritage Consultant with all the photographs taken by the author. The author is a conservation architect with over thirty years experience in heritage conservation and he was Woollahra Council's heritage officer for six years.

1.4 SOURCES

Documentary sources utilized in this recording are based on the heritage report, which was prepared by the author as part of the development application.

1.5 SITE IDENTIFICATION

The subject site is located in Paddington on the east side of Elizabeth Street on the Underwood Street corner. Its address listed as 33 Elizabeth Street, Paddington (it is also known as 161 Underwood Street) and registered as Lot 1 DP 902766.

2 Historical Outline

2.1 HISTORICAL CONTEXT

The land from Petersham to South Head which encompassed Paddington was traditionally the land of the Cadigal people. The local Aboriginal population, unable to withstand the effects of the development of the district brought about by European settlement, disappeared from the area by the mid 19th century. Paddington took its name from James Underwood's 1839 subdivision of his estate on the Old South Head Road (later Oxford Street) which he called the *Paddington Estate*.

European settlement began in Paddington during the 1820s with the construction of Robert Cooper's *Juniper Hall* and James Underwood's *Glenmore Distillery* and residence. This was followed in the 1830s by the dividing up of the suburb into a series of estates granted to the so-called Rushcutter Valley Gentry, who built large houses on their land. Pockets of development along the main thoroughfare, Old South Head Road, took place over the years, but it was not until the mid 1870s when the large estates began to be subdivided that residential and commercial development in the suburb accelerated.

By the turn of the 19th to 20th centuries rows of Victorian style terrace house development arising from the subdivision of the estates, had transformed the appearance and character of Paddington.

2.1.1 The Underwood Estate¹

James Underwood, Robert Cooper and Francis Forbes, received a grant of 100 acres in Paddington in 1823. The three built a distillery on the site but the partnership did not survive long. Underwood bought out Forbes in 1824 and after some disagreement with Cooper the partnership with him was dissolved.

In 1839 James Underwood subdivided part of his estate, which he then offered for sale as the Paddington Estate. The subdivision ran from Juniper Hall along Oxford Street as far as Jersey Road and across to Paddington Street. Four streets, Underwood, Paddington, Elizabeth (so named after Elizabeth Underwood, James Underwood's wife) and William, were formed for the subdivision and 80 allotments were offered for sale.

James Underwood died in 1844 leaving a complicated will which resulted in years of legal battles before the estate was subdivided and the next subdivision and sale of Underwood's estate did not take place until 1875. The subject site was created out of three of the twelve allotments purchased by Samuel Holmes in 1876 on the east side of Elizabeth Street between Underwood and Caledonia Streets.

¹ For a detailed discussion of James Underwood's estate see *The Underwoods: lock, stock and barrel*, by Liz Underwood, 1989, pp.80-104

Figure 1 | *Subdivision plan of the Underwood Estate, 1875*
National Library of Australia Map Folder 129 LFSP 2041

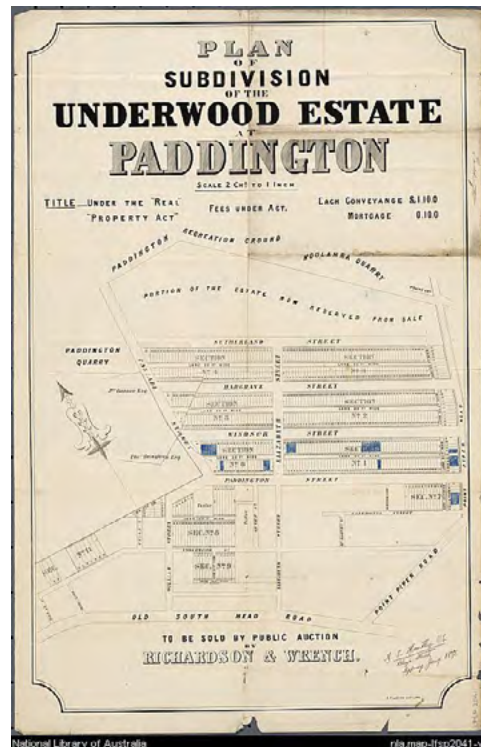


Figure 2 | *Metropolitan Detail Series Map of Paddington Sheet 15, dated 1886 ; the site is marked in red* (Source: WLHC MC2 No. 173)



2.1.2 The Paddington Conservation Area

Paddington was first officially recognised as a suburb of unique heritage significance in 1974 when the entire suburb was classified as an urban conservation area by the National Trust of Australia (NSW). It was the first suburb to be recognised in this way by the Trust. Paddington was then placed on the Register of the National Estate and the suburb has become known as the Paddington Conservation Area.

2.1.3 Conservation studies

The 1996 Paddington Conservation Study lists the property as built between 1850 and 1890 with architectural style 'Late Victorian'. It is included in 'Character area no. 6' of the Streetscape Assessment. The 1982 Paddington National Trust survey dated the building to between the years 1860-1900.

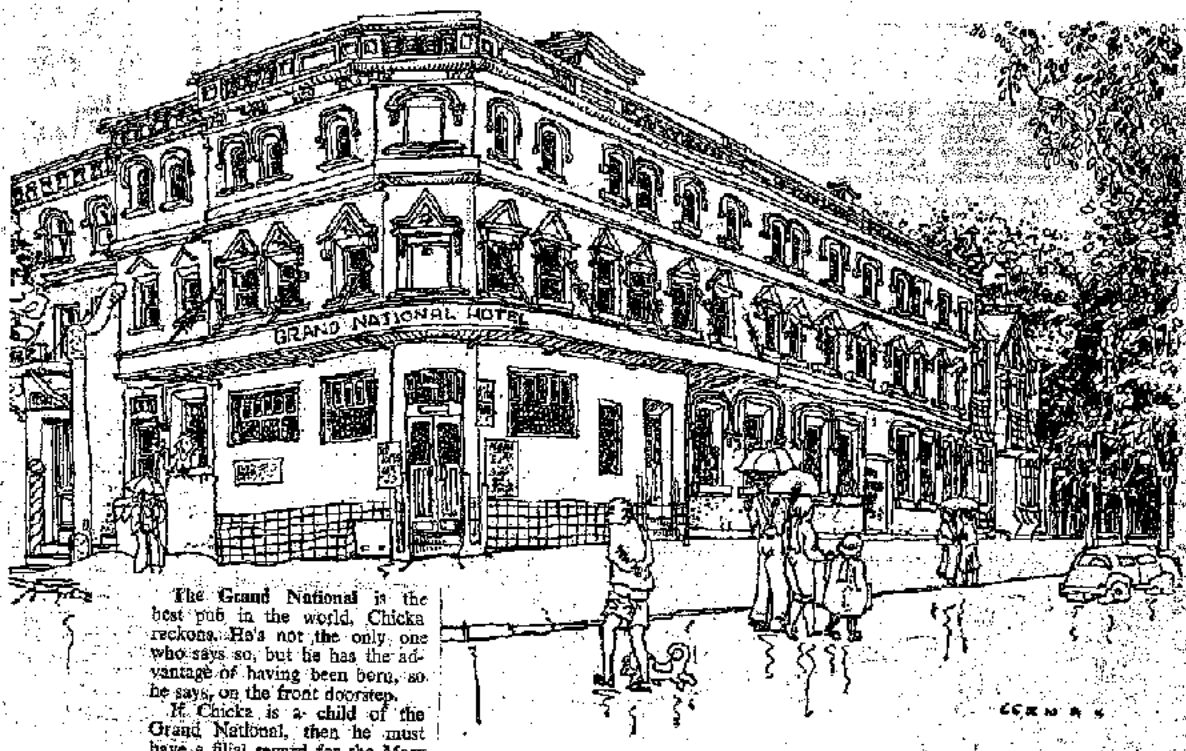
2.2 OUTLINE HISTORY OF THE PLACE

The Paddington Council Assessment Books and the Building Card Indexes held by the Woollahra Local History Collection are currently unavailable, as their contents are being digitised prior to the relocation of the collection in June 2016. Nevertheless, consulting the previous research, the Detail Series Maps and the Sands Directory provides an firm outline to the history of the site, adequate for a valid assessment.

The Metropolitan Detail Series Maps of Paddington Sheet 15, the first edition dating to 1886, confirms that the site was vacant in 1886. Past research of the Assessment Books reveals that the nine terraces owned by Samuel Holmes were constructed between 1888 and 1890. The Assessment Books also reveal that he owned vacant land next to the terrace houses. In 1890 the Assessment Books record a shop in the site of No. 33-35 with a Mrs Coleman, a grocer, listed as occupant.

In 1891 the ownership of the site changed and the lots forming the hotel were purchased by J. F. Gunsler. In the same year the Assessment Books first record the place as a hotel. The 1892 edition of the Sands Directory also lists the hotel on the site, now bearing the name *Grand National Hotel* with S. Whelan as the first publican. J. F. Gunsler was also recorded as living at the hotel in the same year; he gradually acquired Samuel Holmes' terraces as well. In the following year he transferred ownership of the hotel and terraces to Stephen Whelan, who sold off most of the terraces retaining only the hotel and two adjoining terraces at No.s 37 and 39. In 1901 the hotel and these terraces were transferred to his wife, Mrs. Johanna Whelan. The hotel was acquired by Resch's Ltd in 1925. From 1929 the hotel was in the possession of Tooth & Co as part of the takeover of Resch's Waverley Brewery which operated in the Eastern Suburbs since 1874. In 1968 the hotel was still owned by Tooth & Co. and the hotel retained its name to this day.

From the available documentary evidence it would appear that the building at No. 33 Elizabeth Street was built on the site in c.1890 and operated as a licensed hotel since 1891.



The Grand National is the best pub in the world, Chicka reckons. He's not the only one who says so, but he has the advantage of having been born, so he says, on the front doorstep.

If Chicka is a child of the Grand National, then he must have a filial regard for the Marx Brothers, the trio of publicans who trade beer and handshakes over the bar.

Nobody quite explains how they got the name, but Bill McKell, Dennis Duncan and Charlie Hayes are jocular enough to make it fit.

The 60 or 70 people in the small bar are having such a noisy good time that the solitary Spana invader has been shouted into silence.

Regulars say the beauty of the Grand National, in Underwood Street, Paddington, lies in its single bars. Here, the trendies, old locals, tourists and drop-ins mingle. It's not hard to find someone to talk to. There is a second, small bar in the beer garden where the drinks are at higher prices to pay for the bands that play there.

The Marx Brothers used to trade at the Great Western, a Broadway haunt for journalists. Some have followed the brothers to the Grand National.

The atmosphere in this 110-year-old pub is vibrant, fuelled by the "real people," as Chicka describes those who patronise the place.

On Sundays the public bar and the dining-room are almost as well populated as on Saturday nights. The Grand National contributes to Paddington social life seven days a week.

Much of the devotion of its regulars must be attributed to the way the pub is run. Bill McKell, who seems to spend as much time shouting drinks as selling them, confirms that Chicka was born in the Grand National.

ing corner. But some of the current crowd recall their presence.

Dick, if he existed, has left no presence except the name on the nearly-century-old pub facade in Beattie Street, Balmain. Dick's is a mixture of old Balmain and new: a watering hole for solitary Harold Collett who had his first beer here in 1908, and the arts college crowd which, if there still is one, could claim to represent a version of the Balmain Push.

There is Dave, long gone from his schooldays and childhood composing, now a lecturer in sound, clad in blue jeans and a maroon Crows Nest Boys' High blazer. "This boy needs a good story," he declares to the bar, on learning of the Herald's mission. "I'll get him one." (Dave goes off for an hour.)

Robert, another sound lecturer

through his pub, past the pictures of a roaring Balmain tiger, the Celtic and Glasgow Ranger football teams, carved Polynesian heads, the Dick's Social Club blackboard, miniature souvenir lifebelts — the Governor waited at table for 17 years on P&O ships and says he personally served the Queen Mother at Ascot and, another time, the late Shah of Iran.

Dick's is John Pearce's fifth pub since he immigrated. The regulars call him Guv, "like in the Sweeney. You know, anyone with authority in England is called Governor," he explains.

Pearce introduces Harold Collett, who lives nearby and comes in each day.

He is 89, remembers more sociable times in the Balmain pubs, when you never saw any fighting and they made the beer

Figure 3 | An article from the Sydney Morning Herald - 2.3.1981 (Source: WLHC)

The Grand National Hotel



• The new garden dining area after renovations at the Grand National Hotel.

Affectionately referred to as the Grand Nash, has reopened after extensive renovations and great expense. The garden area has a new timber and glass ceiling, completely enclosing and weatherproofing the back area where the bar, barbecue and fabulous salad bar is situated.

It has long been one of our favourite lunching spots so we were delighted to have been invited to lunch the first week they reopened.

The dining areas have been restored and palm trees abound, creating the overall appearance of a lush garden restaurant. The casual, friendly atmosphere, of course, remains, thanks mainly to the three easy going, lovable owners, Dennis Duncan, Charlie Hayes and Bill McKell, who never appear to be working but manage to efficiently run one of the best and trendiest pubs in the Eastern Suburbs.

Basically the menu hasn't changed for the main courses. They still have steaks, lamb, pork, chicken and fish of the day on the barbecue. However, entrees and desserts are now an addition to the Grand Nash menu.

We found our hosts, Dennis, Charlie and Bill, getting in a quick game of pool in the public bar before the

and juicy shank, the meat almost falling apart as she cut it. I had my favourite, Pork Spare Ribs with Plum Sauce, \$5. They were better than I remembered, the rind was scored this time resulting in crisp, crunchy crackling and the meat tender with the flavour of the open barbecue apparent.

The sauces are on the salad table, if the plum sauce is too sweet there are other savoury sauces which are also very good. Both meals are served with an Idaho potatoe.

After collecting our meal we proceeded to the salad table and chose a variety of

salads including cucumber, in sour cream, bean shoots with mung beans, dried fruits and almonds, tabloul (Lebanese salad of mint parsley and crushed wheat), mushrooms and capsicum and the traditional salads and fruits.

The desserts consisted of home-made trifle, cheese cake, creme caramel, all at \$2.50.

Mixed cheese plates and excellent Real Men's Quiche are from the House of Cheese, Bondi Junction.

The wines available are only slightly above bottle shop prices and an excellent

variety is available. Some very popular whites being ordered were Wyndham Graves exceptional, \$6, Houghtons White Burgundy, \$6, Hardies Siegersdorf Rhine Riesling, \$7, and reds are on display from Tyrrells Long Flat Red, \$6, Henscke Hill of Grace, \$11, Wynns Cabernet Sauvignon 1978, \$9, to name but a few.

Wine is available by the glass as is mixed drinks and beer.

I consider the Grand Nash good value for lunch and a very popular spot for business people, it's possible to be in and out in an hour, if you can drag yourself away. Reserve if you wish on 32-3096. The Grand National, Cnr Elizabeth and Underwood Streets, Paddington.

Bondi SPECTATOR 30.9.1982 p.24

Figure 4 | An article from the Bondi Spectator about the recent renovations of the Grand National Hotel, published 30 September 1982. (Source: WLHC)

2.2.1 Owners and occupants

The Local History collection holds copies of the Paddington Council rate and assessment books from 1860-1932 and the valuation lists of the NSW Department of the Valuer General from 1963-1968. Details of owners and occupants cannot therefore be produced for the period 1933-1963 or for the years following 1968-71.

The following table is a sample of occupants taken at approximately 5 yearly intervals from the Sands Sydney Directories. (Sands can reflect details that occurred the previous year).

Year	Name	Occupation	House No./Name
<i>No listing prior to 1892</i>			
1892	S. Whelan		39 Elizabeth St. <i>Grand National hotel (sic)</i>
1894	Richard K. Thompson		39, <i>Grand National hotel (sic)</i>
1895-7	<i>not listed</i>		
1898	Lacey, Kate		39, <i>Grand National</i>
1900	<i>not listed</i>		
1905-10	Dibble, David		161 Underwood Street <i>Grand National</i>
1915	Linkenbagh, Thomas		161 <i>Grand National</i>
1920	Kelg, Winnifred		31 Elizabeth St. <i>Grand National</i>
1925	Bridget Lenihan		Elizabeth Street <i>Grand National</i>
1930, 1932-33	Keane, William		Elizabeth Street <i>Grand National</i>

2.2.2 Building Work

The following information has been taken from the Woollahra Council Building Registers and Index Cards to Building and Development Applications from c1949 to 1988 and Council's on-line index. Further information and access to original plans is available at the Customer Service Section of Woollahra Council. Prior to c1968 building applications for Paddington are held with the City of Sydney Council Archives. The archives of the Tooth & Co. held at the Noel Butlin Archives in the National Library, Canberra, were not consulted for this report.

BA/DA Number	Owner	Architect/ builder	Work
City of Sydney Application Cards			
BA 2358/40	Tooth & Co.		Renovations
DA1013/53	Tooth & Co.		Alterations & additions
BA718/54	Tooth & Co.		Alterations
BA2172/55	Tooth & Co.		WC additions
Woollahra Council Application Cards Index			
BA 548/75	Tooth & Co.		Cool room
BA 862/81	Tooth & Co.	John Moorcroft	Alterations & additions

GRAND NATIONAL HOTEL

CNR ELIZABETH & UNDERWOOD STREETS, PADDINGTON • 32-3096

Those Sizzling Barbecues and Scrumptious Salads are now Available Day or Night

YOU DON'T REMEMBER THEM — THEN COME AND TRY THESE SELECTIONS

ENTREES	BARBECUES	DAILY SPECIALS	SWEETS
Oysters Seafood Plates Deep Fried Camembert Avocados Calamari Pates & Terrines	Sizzling Steaks Scrumptious Chops Tickling Spare Ribs Saucy Sates Snazzy Snitzels	Quivering Quiches Fresh Fish Just Unhooked Perfect Pies Mum's Type Stews Some Surprises Each Day	Pecan Pie Hot Apple Pie Carrot Cake Laced Trifle

Lunch: 12-3, 7 Days • Dinner: 6.30-9.30, Monday-Thursday



- Help yourself from our unexcelled variety of fresh salads
- Wash it all down with a fine wine from our brewed selection — all very reasonably priced
- Don't worry about the weather — Dine under our unique glass roof with its rippling water
- **Weekend bookings suggested — Phone 32-3096**

Pool Competition: Wednesday Nights, 7.15 start — 1st prize, \$60; 2nd, 1 carton of Steinlager. Entry \$2.

Live Music: Friday and Saturday Nights "Kites"
 Saturday Afternoon — **Jazz** — 3-6
 Sunday Afternoon — **Folk/Rock Duo** — 1.30-5.30

ALL THESE — NO COVER CHARGE!

Figure 5 | Advertisement from the Bondi Spectator, published Thursday 21 July 1983.
(Source: WLHC)

2.2.3 Illustrations

No specific early images of the hotel have been located in the Woollahra Local History Collection, the City of Sydney ArchivesPix Image Library or PICMAN database of the Mitchell Library. The only past image of the hotel was found in the 1982 National Trust Survey of Paddington.

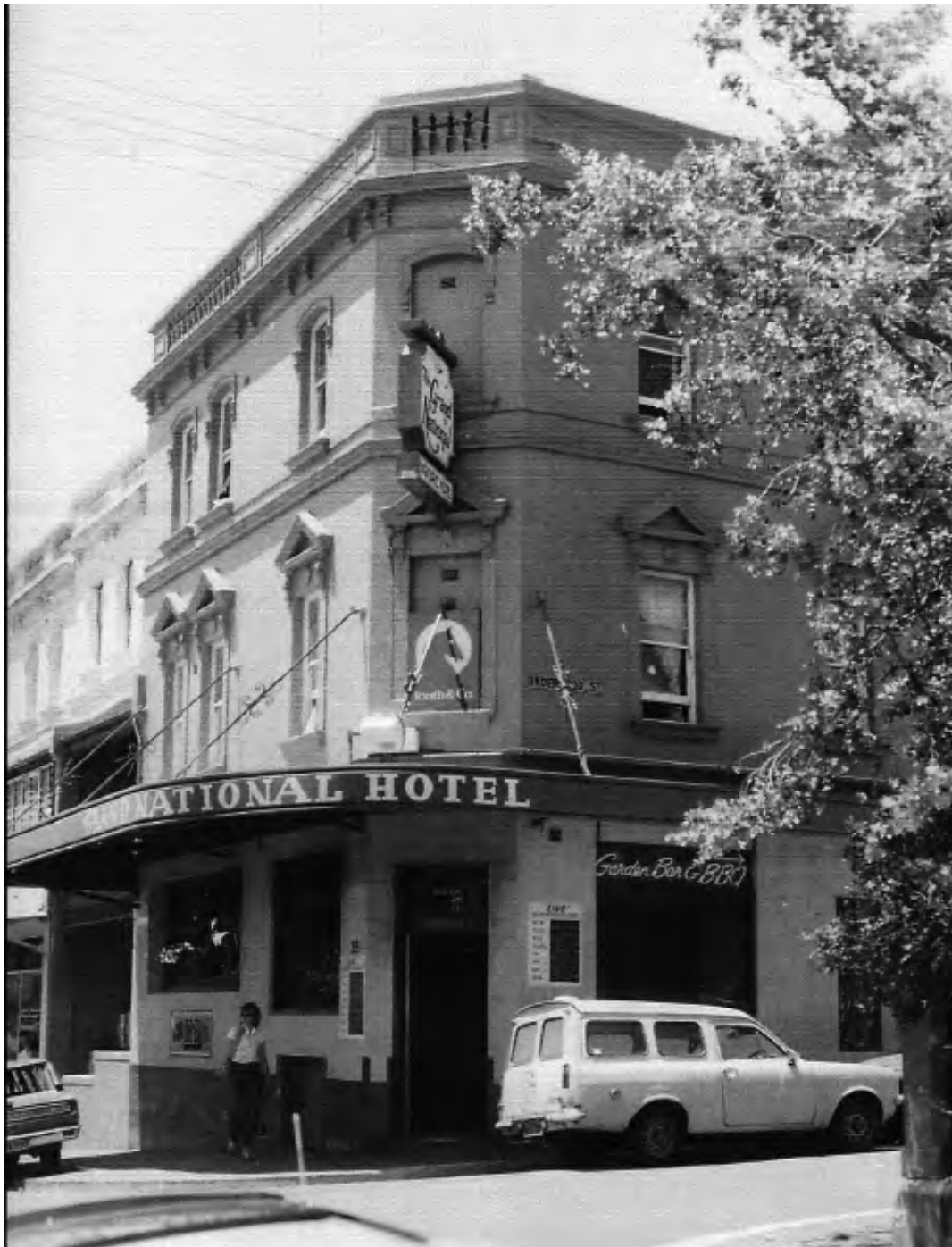


Figure 6 | View of the Grand National Hotel in 1981 (Source: National Trust)

3 Photographic Record

3.1 PHOTOGRAPHY

The camera used in this photographic recording is a Nikon D3200 digital camera, with an AF-S Nikkor 18-55 mm zoom lens, which is specially developed for landscape and interior photography.

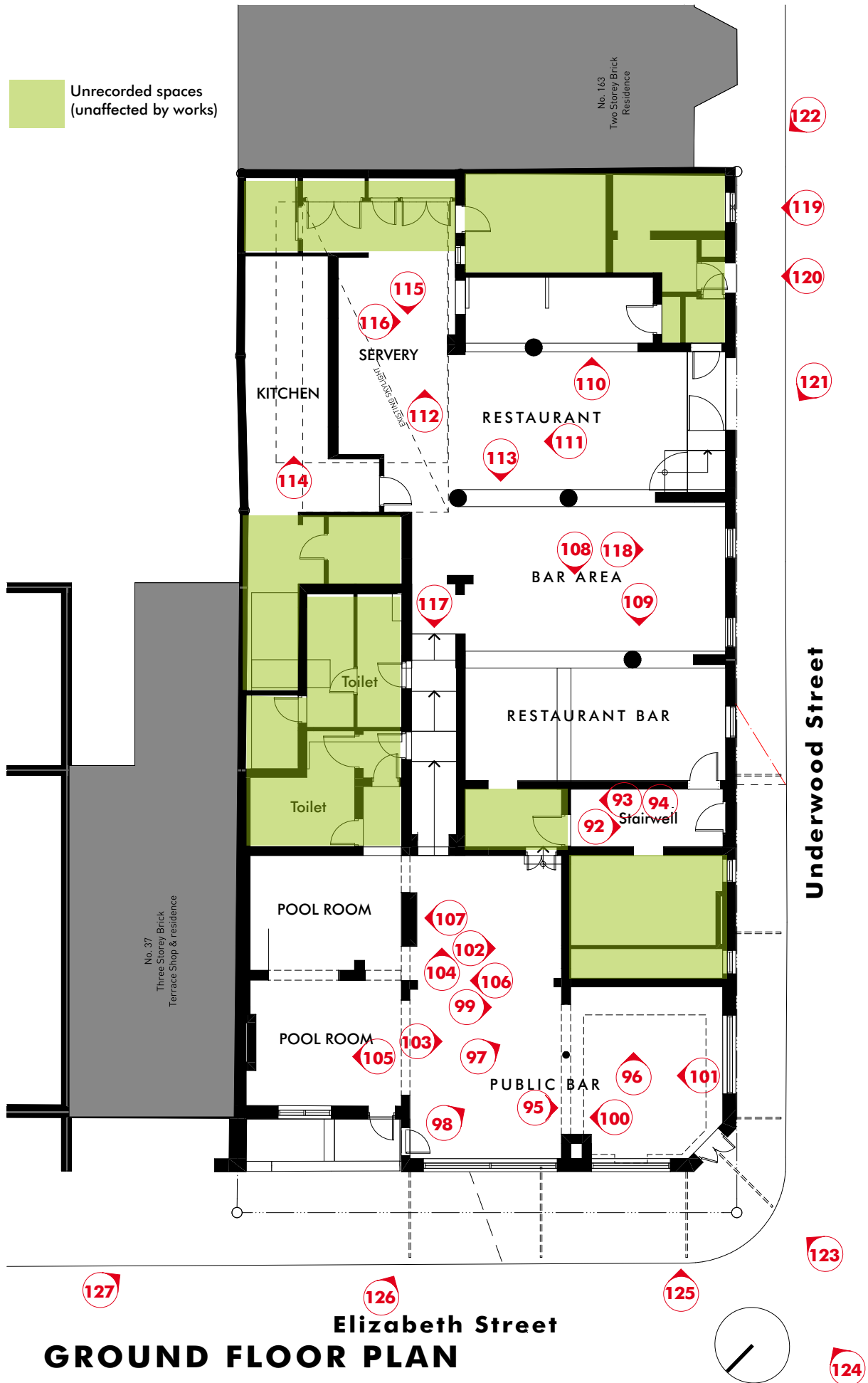
3.2 SITE PLAN

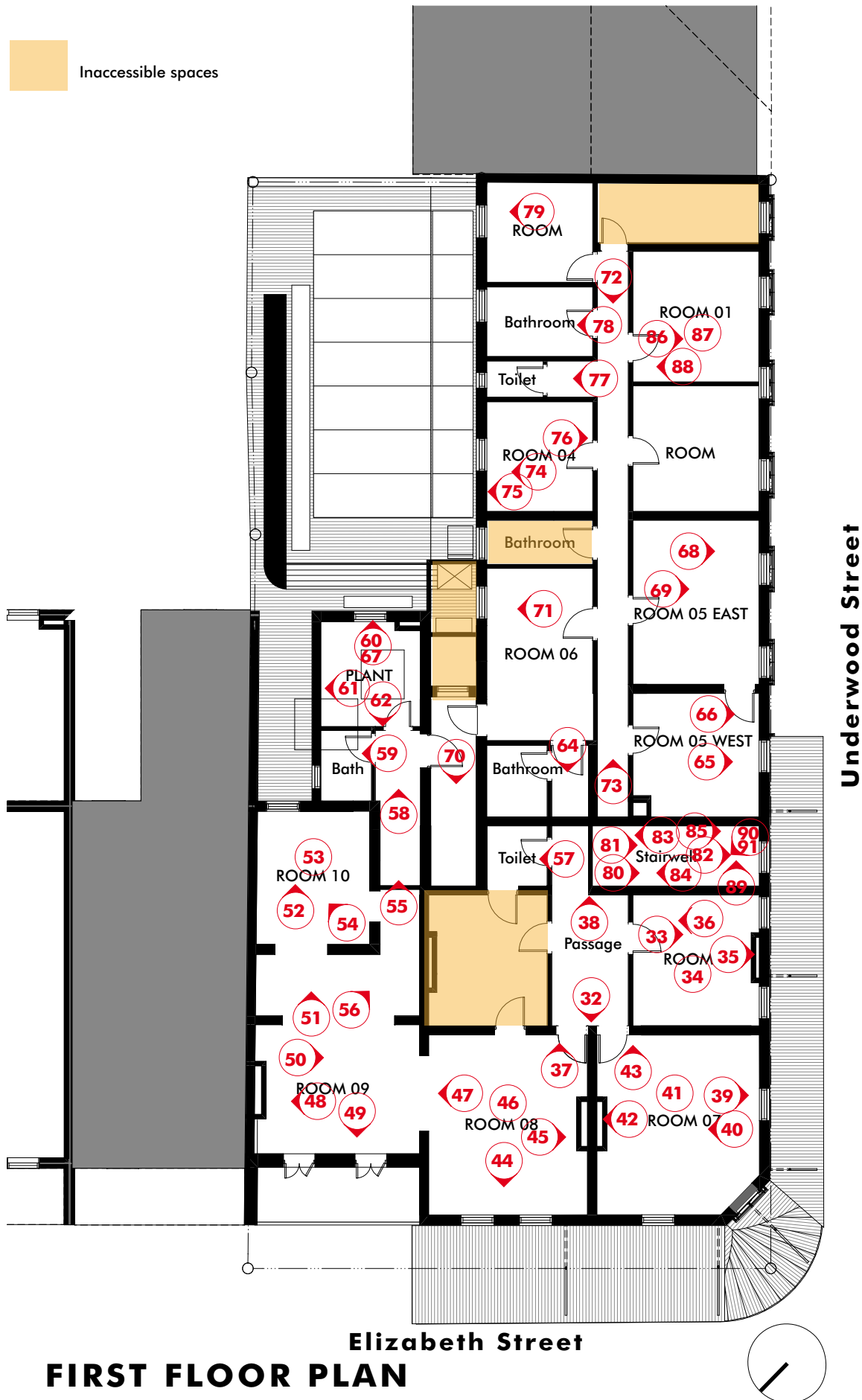
The plans on the following pages show position and direction of photographic views.

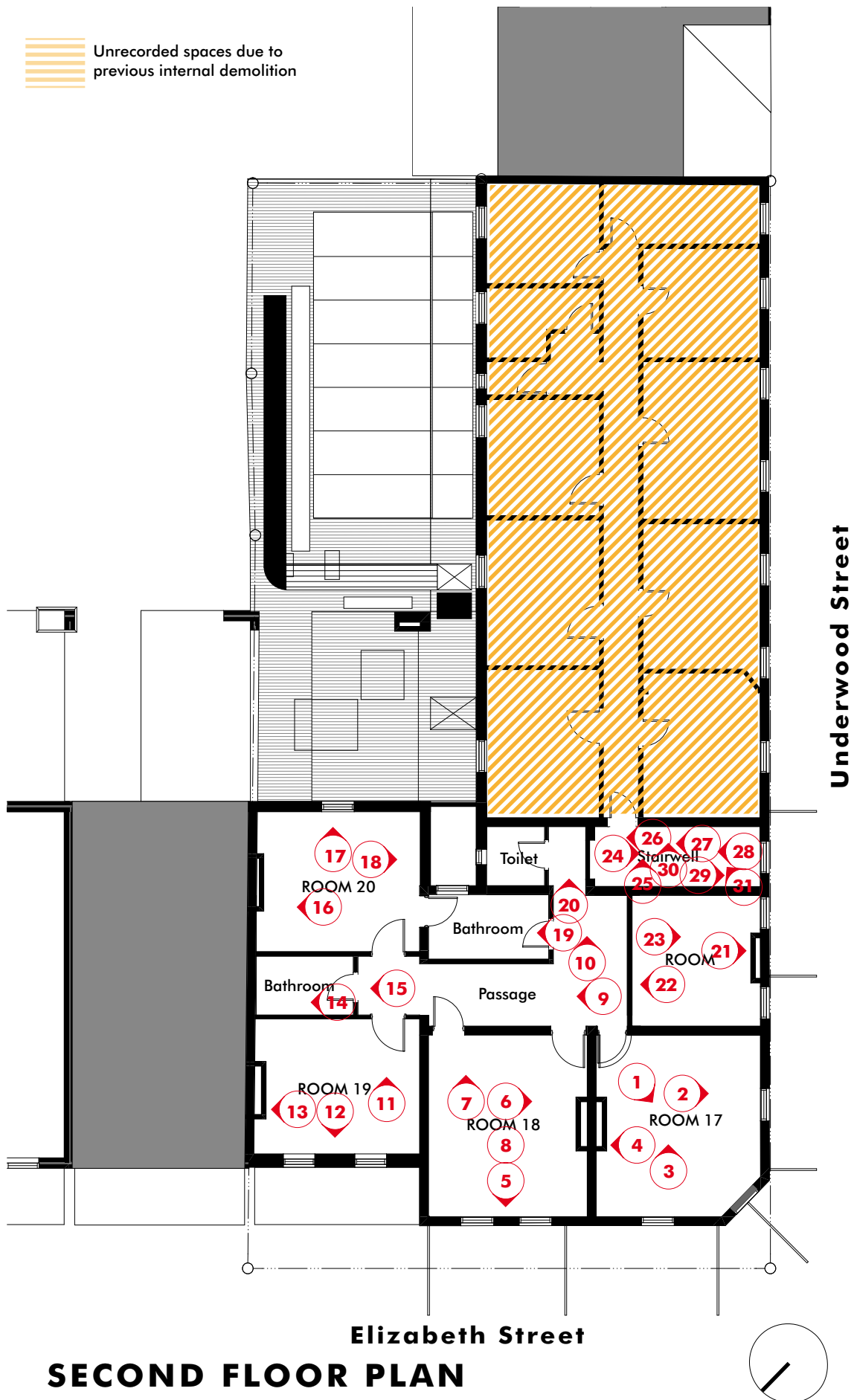
3.3 SITE LIMITATIONS

The limitations posed for this archival recording were fourfold:

- ◆ the building was not vacant, as the ground floor was still in use and furniture and other possessions stored on the upper floors may have obscured some details;
- ◆ on the second floor past interventions have removed fabric, which little value left to record (these areas are indicated on plan);
- ◆ some spaces were inaccessible; and
- ◆ as the proposed works only affect interiors, less emphasis was placed on recording the exterior which will remain largely undisturbed.







3.4 LIST OF PHOTOGRAPHS & THUMBNAILS

Figure 1	DSC0001	<i>Room 17- west view</i>
Figure 2	DSC0002	<i>Room 17- south-west elevation</i>
Figure 3	DSC0003	<i>Room 17- south-east elevation</i>
Figure 4	DSC0004	<i>Room 17- fireplace</i>
Figure 5	DSC0005	<i>Room 18- north-west elevation</i>
Figure 6	DSC0006	<i>Room 18- fireplace</i>
Figure 7	DSC0007	<i>Room 18- south-east elevation</i>
Figure 8	DSC0008	<i>Room 18- ceiling rose</i>
Figure 9	DSC0009	<i>Second floor passage</i>
Figure 10	DSC0010	<i>Second floor passage archways</i>
Figure 11	DSC0011	<i>Room 19 - south-east elevation</i>
Figure 12	DSC0012	<i>Room 19 - north-west elevation</i>
Figure 13	DSC0013	<i>Room 19 - fireplace</i>
Figure 14	DSC0014	<i>Bathroom</i>
Figure 15	DSC0015	<i>Passage end</i>
Figure 16	DSC0016	<i>Room 20 - chimney breast</i>
Figure 17	DSC0017	<i>Room 20 - window</i>
Figure 18	DSC0018	<i>Room 20- south-west elevation</i>
Figure 19	DSC0019	<i>Central bathroom</i>
Figure 20	DSC0020	<i>East archway</i>
Figure 21	DSC0021	<i>Existing 2nd floor room - fireplace</i>
Figure 22	DSC0022	<i>Existing 2nd floor room - door</i>
Figure 23	DSC0023	<i>Existing 2nd floor room - fireplace with windows</i>
Figure 24	DSC0024	<i>Stairwell - top landing</i>
Figure 25	DSC0025	<i>Stairwell - balustrade detail</i>
Figure 26	DSC0026	<i>Stairwell - blind arch detail</i>
Figure 27	DSC0027	<i>Stairwell - top landing balustrade</i>
Figure 28	DSC0028	<i>Stairwell - stair flight & first floor landing</i>
Figure 29	DSC0029	<i>Stairwell - first floor landing</i>
Figure 30	DSC0030	<i>Stairwell - tread nosing detail</i>
Figure 31	DSC0031	<i>Stairwell - stair baluster detail</i>
Figure 32	DSC0032	<i>First floor passage door pair</i>
Figure 33	DSC0033	<i>Existing 1st floor room - fireplace chimney breast</i>
Figure 34	DSC0034	<i>Existing 1st floor room - ceiling rose</i>
Figure 35	DSC0035	<i>Existing 1st floor room - fireplace</i>
Figure 36	DSC0036	<i>Existing 1st floor room - door</i>
Figure 37	DSC0037	<i>Room 07 - door</i>
Figure 38	DSC0038	<i>First floor passage - looking east</i>
Figure 39	DSC0039	<i>Room 07 - window</i>
Figure 40	DSC0040	<i>Room 07 - fireplace chimney breast</i>
<i>(cont.)</i>		

LIST OF PHOTOGRAPHS & THUMBNAILS (cont.)

Figure 41	DSC0041	<i>Room 07 - ceiling rose</i>
Figure 42	DSC0042	<i>Room 07 - fireplace</i>
Figure 43	DSC0043	<i>Room 07 - door</i>
Figure 44	DSC0044	<i>Room 08 - windows</i>
Figure 45	DSC0045	<i>Room 08 - fireplace</i>
Figure 46	DSC0046	<i>Room 08 - ceiling rose</i>
Figure 47	DSC0047	<i>Room 08 - Opening to Room 09</i>
Figure 48	DSC0048	<i>Room 09 - fireplace</i>
Figure 49	DSC0049	<i>Room 09 - French doors</i>
Figure 50	DSC0050	<i>Room 09 - Opening to Room 08</i>
Figure 51	DSC0051	<i>Room 08 - Opening to Room 10</i>
Figure 52	DSC0052	<i>Room 10 - south-east wall</i>
Figure 53	DSC0053	<i>Room 10 - ceiling rose</i>
Figure 54	DSC0054	<i>Room 10 - east corner</i>
Figure 55	DSC0055	<i>Room 10 - archway detail</i>
Figure 56	DSC0056	<i>Room 10 - archway</i>
Figure 57	DSC0057	<i>Toilet window</i>
Figure 58	DSC0058	<i>Rear passage</i>
Figure 59	DSC0059	<i>First floor bathroom</i>
Figure 60	DSC0060	<i>Plant room - window</i>
Figure 61	DSC0061	<i>Plant room - mechanical equipment</i>
Figure 62	DSC0062	<i>Plant room - mechanical equipment</i>
Figure 63	DSC0063	<i>Store room</i>
Figure 64	DSC0064	<i>Rear passage archway</i>
Figure 65	DSC0065	<i>Room 05 West - window</i>
Figure 66	DSC0066	<i>Room 05 West - wall vent</i>
Figure 67	DSC0067	<i>Plant room - window (similar to Figure 60)</i>
Figure 68	DSC0068	<i>Room 05 East - window</i>
Figure 69	DSC0069	<i>Room 05 East - windows</i>
Figure 70	DSC0070	<i>Ancillary room</i>
Figure 71	DSC0071	<i>Room 06 - window</i>
Figure 72	DSC0072	<i>First floor passage - looking north-west</i>
Figure 73	DSC0073	<i>First floor passage - looking south-east</i>
Figure 74	DSC0074	<i>Room 04 - window</i>
Figure 75	DSC0075	<i>Room 04 - wall vent</i>
Figure 76	DSC0076	<i>Room 04 - door</i>
Figure 77	DSC0077	<i>Rear toilet</i>
Figure 78	DSC0078	<i>Rear bathroom</i>
Figure 79	DSC0079	<i>Existing rear room - window</i>
Figure 80	DSC0080	<i>Stairwell - balustrade</i>
<i>(cont.)</i>		

LIST OF PHOTOGRAPHS & THUMBNAI LS (cont.)

Figure 81	DSC0081	<i>Stairwell - newel detail</i>
Figure 82	DSC0082	<i>Stairwell - landing</i>
Figure 83	DSC0083	<i>Stairwell - landing balustrade</i>
Figure 84	DSC0084	<i>Stairwell - balustrade detail</i>
Figure 85	DSC0085	<i>Stairwell - stair to ground floor landing</i>
Figure 86	DSC0086	<i>Room 01- fire safety equipment</i>
Figure 87	DSC0087	<i>Room 01- ceiling rose</i>
Figure 88	DSC0088	<i>Room 01- door</i>
Figure 89	DSC0089	<i>Stairwell - balustrade detail</i>
Figure 90	DSC0090	<i>Stairwell - newel top detail</i>
Figure 91	DSC0091	<i>Stairwell - newel base detail</i>
Figure 92	DSC0092	<i>Stairwell - fire escape exit</i>
Figure 93	DSC0093	<i>Stairwell - nosing detail</i>
Figure 94	DSC0094	<i>Stairwell - stair soffit in pressed metal</i>
Figure 95	DSC0095	<i>Ground Floor Public Bar - entrance</i>
Figure 96	DSC0096	<i>Ground Floor Public Bar - bar counter front</i>
Figure 97	DSC0097	<i>Ground Floor Public Bar - bar counter</i>
Figure 98	DSC0098	<i>Ground Floor Public Bar - bar counter east end</i>
Figure 99	DSC0099	<i>Ground Floor Public Bar - bar counter service door</i>
Figure 100	DSC0100	<i>Ground Floor Public Bar - window seats</i>
Figure 101	DSC0101	<i>Ground Floor Public Bar - pool room</i>
Figure 102	DSC0102	<i>Ground Floor Public Bar - bar counter east end</i>
Figure 103	DSC0103	<i>Ground Floor Public Bar - bar counter corner</i>
Figure 104	DSC0104	<i>Ground Floor Public Bar - store</i>
Figure 105	DSC0105	<i>Ground Floor Public Bar - pool room fireplace</i>
Figure 106	DSC0106	<i>Ground Floor Public Bar - column detail</i>
Figure 107	DSC0107	<i>Ground Floor Public Bar - fireplace</i>
Figure 108	DSC0108	<i>Ground Floor Restaurant - bar front</i>
Figure 109	DSC0109	<i>Ground Floor Restaurant - bar with column</i>
Figure 110	DSC0110	<i>Ground Floor Restaurant - south-east wall</i>
Figure 111	DSC0111	<i>Ground Floor Restaurant - dining area</i>
Figure 112	DSC0112	<i>Ground Floor Restaurant - servery east view</i>
Figure 113	DSC0113	<i>Ground Floor Restaurant - south-west wall</i>
Figure 114	DSC0114	<i>Ground Floor Restaurant - kitchen</i>
Figure 115	DSC0115	<i>Ground Floor Restaurant - servery west view</i>
Figure 116	DSC0116	<i>Ground Floor Restaurant - window opening</i>
Figure 117	DSC0117	<i>Ground Floor - passage between bar & restaurant</i>
Figure 118	DSC0118	<i>Ground Floor Restaurant - south-west wall</i>
Figure 119	DSC0119	<i>South West Elevation - fire door</i>

(cont.)

LIST OF PHOTOGRAPHS & THUMBNAILED (cont.)

Figure 120	DSC0120	<i>South West Elevation - detail</i>
Figure 121	DSC0121	<i>South West Elevation - Underwood Street view</i>
Figure 122	DSC0122	<i>South West Elevation - Underwood Street end</i>
Figure 123	DSC0123	<i>Underwood Street view looking south-east</i>
Figure 124	DSC0124	<i>Underwood Street corner view</i>
Figure 125	DSC0125	<i>Underwood Street corner</i>
Figure 126	DSC0126	<i>Elizabeth Street elevation - hotel</i>
Figure 127	DSC0127	<i>Elizabeth Street elevation - terrace</i>



Figure 1



Figure 2



Figure 3

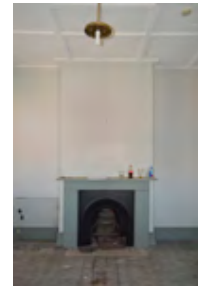


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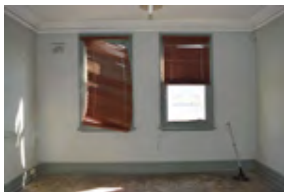


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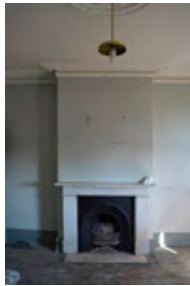


Figure 6



Figure 7

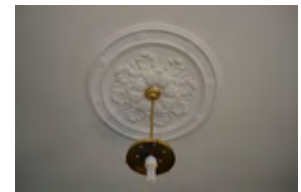


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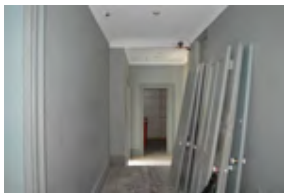


Figure 9



Figure 10

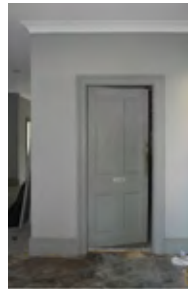


Figure 11



Figure 12

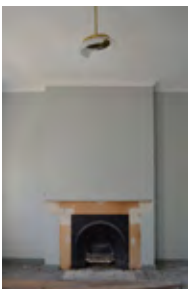


Figure 13



Figure 14

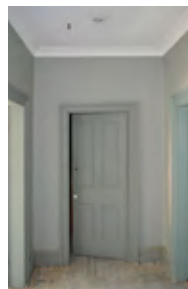


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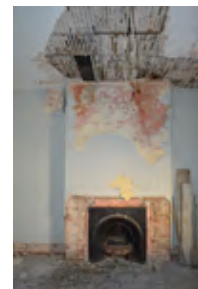


Figure 16



Figure 17

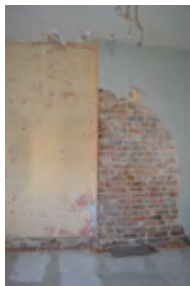


Figure 18

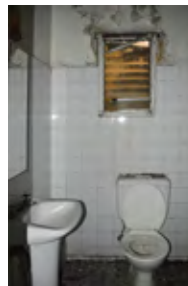


Figure 19



Figure 20

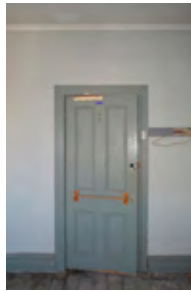
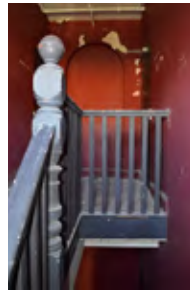
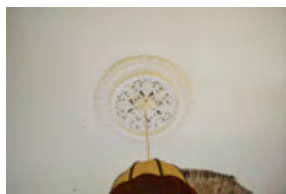
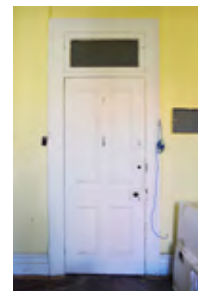
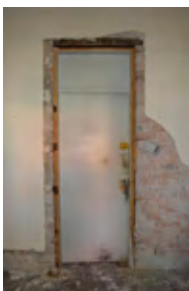
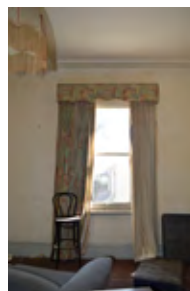
**Figure 21****Figure 22****Figure 23****Figure 24****Figure 25****Figure 26****Figure 27****Figure 28****Figure 29****Figure 30****Figure 31****Figure 32****Figure 33****Figure 34****Figure 35****Figure 36****Figure 37****Figure 38****Figure 39****Figure 40**



Figure 41



Figure 42



Figure 43

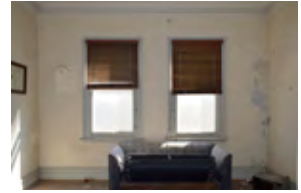


Figure 44



Figure 45



Figure 46



Figure 47



Figure 48



Figure 49



Figure 50



Figure 51

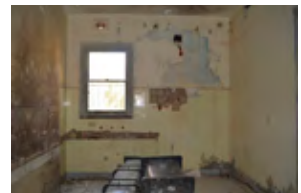


Figure 52



Figure 53

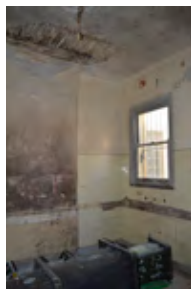


Figure 54



Figure 55

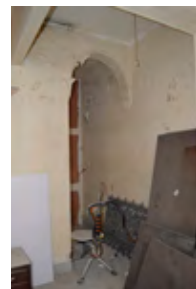


Figure 56



Figure 57



Figure 58



Figure 59

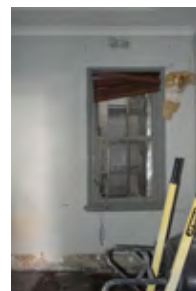


Figure 60



Figure 61



Figure 62

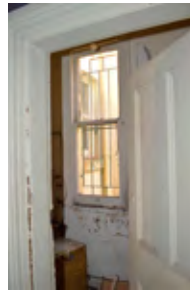


Figure 63



Figure 64

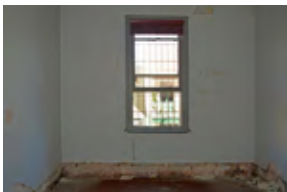


Figure 65

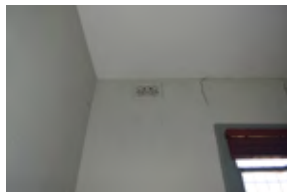


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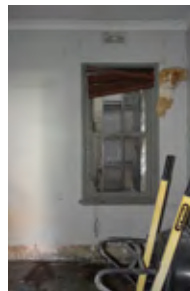


Figure 67



Figure 68



Figure 69



Figure 70



Figure 71

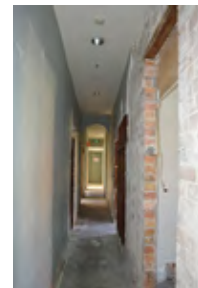


Figure 72

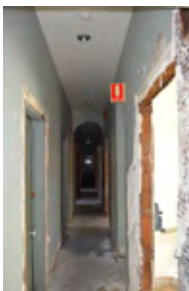


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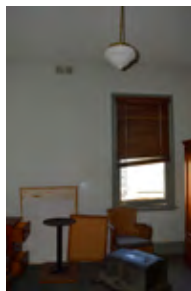


Figure 74



Figure 75

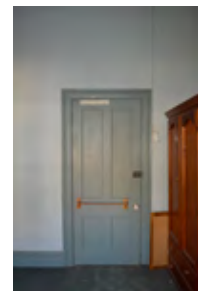


Figure 76



Figure 77



Figure 78

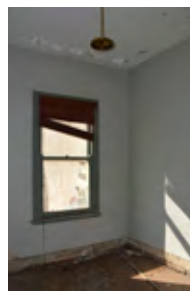


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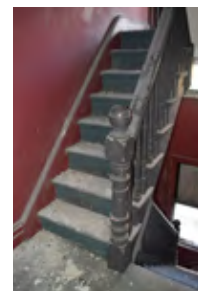


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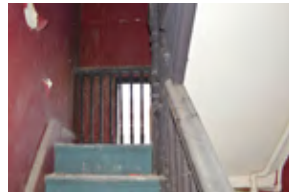
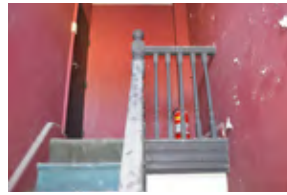
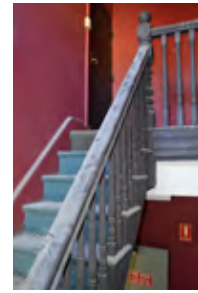
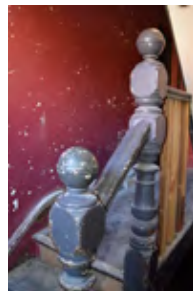
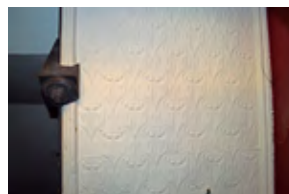
**Figure 81****Figure 82****Figure 83****Figure 84****Figure 85****Figure 86****Figure 87****Figure 88****Figure 89****Figure 90****Figure 91****Figure 92****Figure 93****Figure 94****Figure 95****Figure 96****Figure 97****Figure 98****Figure 99****Figure 100**



Figure 101



Figure 102



Figure 103



Figure 104



Figure 105



Figure 106



Figure 107



Figure 108



Figure 109



Figure 110



Figure 111



Figure 112



Figure 113



Figure 114

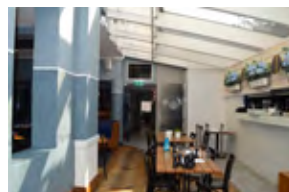


Figure 115



Figure 116



Figure 117



Figure 118



Figure 119



Figure 120



Figure 121



Figure 122



Figure 123



Figure 124



Figure 125



Figure 126

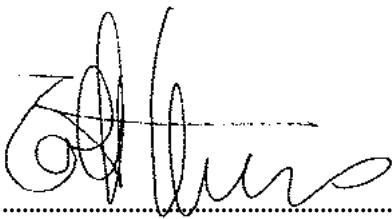


Figure 127

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.....
Andrew Tzannes
Applicant


.....
Zoltan Kovacs
Photographer

5

Appendix

From: [Kerime Danis](#)
To: [Chris Bluett](#)
Cc: [Flavia Scardamaglia](#)
Subject: RE: Proposed Heritage Listing of The Paddington Hotel REF: SC4254 Submissions [19/102325]
Date: Monday, 16 September 2019 7:56:54 AM
Attachments: [image005.jpg](#)
[image006.jpg](#)
[image002.jpg](#)

Good morning Chris,

Thank you again for the opportunity to review the proposed heritage listing inventory sheet for the Paddington Hotel in a more detail. I have also discussed the recommendations of the heritage inventory sheet with Robert Moore who has provided very informative and useful advice on the implications of the proposed heritage listing.

Mr Moore's information and advice provided my client, Hemmes Property Pty Ltd, a better understanding of the proposed heritage listing and have no objection in this regard. They understand that the listing will not cause an obligation to remove the recently undertaken DA approved alterations and additions, and some of the recommendations are provided for continuation of implementing of heritage best practice in future works. They also understand that the Council encourages the owners to prepare a Conservation Management Strategy (or Plan) to guide future changes to the Hotel in order to ensure the heritage significance of the place is preserved.

Please consider the above as our submission in relation to the proposed heritage listing associated with the Paddington Hotel. Thank you.

Kind regards,

KERIME DANIS
Director | HERITAGE



Suite 6.02, 120 Sussex St, Sydney NSW 2000

Tel: +61 2 8270 3500

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From: Chris Bluett [REDACTED]
Sent: Friday, 30 August 2019 3:22 PM
To: Kerime Danis [REDACTED]
Cc: Flavia Scardamaglia [REDACTED]
Subject: RE: Proposed Heritage Listing of The Paddington Hotel REF: SC4254 Submissions [19/102325]

Hello Kerime

I refer to the request to extend the date for lodging a submission on the heritage inventory sheets for the Paddington Hotel.

We can allow the extension and would ask that your submission be lodged by 15 September 2019.

If you would like to discuss aspects of the inventory sheet you may contact the Council's consultant Robert Moore.

I will be away from Council for an extended period from 6 September 2019. After that date, if you require further information or would like to discuss the project please contact Council's Strategic Heritage Officer, Flavia Scardamaglia on [REDACTED]

Regards

|