

# **Attachment A5**

<b>Conservation Management Plan – Part 1</b>
--

# **CONSERVATION MANAGEMENT PLAN**

## **171-173 VICTORIA STREET, POTTS POINT**

2 JUNE 2020  
P0005011  
PREPARED FOR OAKSTAND

**URBIS**

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director, Heritage	Jonathan Bryant, B Sc Arch (Hons), B Arch Hons, M Herit Cons, M.ICOMOS
Senior Heritage Consultant	Alexandria Barnier, B Des (Architecture), Grad Cert Herit Cons, M.ICOMOS
Heritage Consultant	Bernice Phillips, B Arts, M Museum & Heritage Studies
Project Code	P0005011
Report Number	01 – Issued 29.11.2019      Draft
	02 – Issued 02.06.2020      Final Draft

# TABLE OF CONTENTS

Executive Summary .....	i
1. Introduction .....	1
1.1. Brief .....	1
1.2. Site Location .....	1
1.3. Methodology .....	1
1.4. Limitations and Exclusions .....	2
1.5. Author Identification & Acknowledgements .....	2
1.6. Abbreviations & Definitions .....	2
2. Site Description .....	5
2.1. Site Location, Curtilage, Access and Setting .....	5
2.2. Exterior .....	6
2.2.1. Open rooftop .....	11
2.3. Interior .....	12
2.3.1. Basement .....	12
2.3.2. Ground Floor .....	16
2.3.3. First Floor .....	21
2.3.4. Second Floor .....	25
2.4. Condition and Integrity .....	29
3. Historical Overview .....	30
3.1. Historical Sources .....	30
3.2. Area History .....	30
3.2.1. Darlinghurst .....	30
3.2.2. Potts Point .....	31
3.3. Brief History of Tooth & Co Ltd and Sydney Hotels .....	31
3.4. History of the Subject Site .....	32
3.5. Construction Date .....	44
3.6. Ownership and Occupation .....	44
3.7. Alterations and Additions .....	45
3.8. Historical Themes .....	46
4. Comparative Analysis .....	48
4.1. Hotels by Prevost and Ancher .....	49
4.2. Inter War Hotels Commissioned by Tooth & Co. ....	53
4.3. Conclusion .....	59
5. Heritage Significance .....	60
5.1. Built Heritage Significance Assessment .....	60
5.2. Statement of Cultural Heritage Significance .....	64
5.2.1. Existing Statement of Significance .....	64
5.2.2. Proposed Statement of Significance .....	65
5.2.3. Potts Point Heritage Conservation Area .....	65
5.3. Levels & Gradings of Significance .....	65
5.4. Schedule of Significant Elements .....	66
5.5. Significance Mapping .....	70
5.6. Significant Views & Vistas .....	75
5.6.1. Views to the subject site .....	76
5.7. Significant Landscape .....	78
5.8. Archaeology and Cultural Heritage .....	79



5.8.1.	Aboriginal Cultural Heritage .....	79
5.8.2.	Historical Archaeology Potential .....	80
6.	Heritage Listings & Statutory Obligations .....	81
6.1.	Heritage Listings .....	81
6.2.	Statutory Obligations.....	81
6.3.	heritage Management Guidelines.....	84
7.	Opportunities & Constraints .....	87
7.1.	Introduction .....	87
7.2.	Statutory & Non-Statutory Requirements .....	87
7.3.	Obligations Arising from Cultural Heritage Significance .....	88
7.4.	Obligations arising from the Condition and Integrity of Fabric and Physical Evidence .....	89
7.5.	Current & Future Use.....	89
7.6.	Owner Requirements .....	90
8.	Conservation Policies .....	91
8.1.	What is a Conservation Policy? .....	91
8.2.	Adoption, Implementation & Review .....	91
8.2.1.	Adoption of Conservation Management .....	91
8.3.	Managing Heritage Significance .....	91
8.3.1.	Statement of Cultural Significance.....	91
8.3.2.	Best Practice Heritage Management (The <i>Burra Charter</i> ) .....	93
8.4.	Conservation & Maintenance.....	93
8.5.	Principles for Use.....	94
8.6.	Alterations & New Work.....	94
8.6.1.	Further Investigation and Recording.....	94
8.6.2.	Exterior Elements and Fabric .....	94
8.6.3.	Interior Elements and Spaces.....	95
8.6.4.	Building Services (Interiors).....	95
8.6.5.	Vertical Additions .....	95
8.7.	Signage and Lighting .....	95
8.8.	Setting & Views.....	96
8.9.	Archaeological Significance .....	96
8.10.	Interpretation & Further Investigation .....	97
9.	Maintenance Schedules .....	99
10.	Bibliography .....	100
	Disclaimer .....	101

## FIGURES:

Figure 1 – Locality map – subject site outlined in red. ....	1
Figure 2 – Subject site location – outlined in blue. ....	5
Figure 3 – View north-west from the eastern side of Victoria Street. ....	6
Figure 4 – Dwellings located to the north-east of the subject site, including terrace houses, cottages and an Inter War apartment building. ....	6
Figure 5 – View south-west from the eastern side of Victoria Street. ....	6
Figure 6 – View to buildings on the eastern side of Victoria Street, from second floor balcony. ....	6
Figure 7 – The eastern façade of the Piccadilly Hotel. ....	7
Figure 8 – View south-west of the ground floor (eastern) façade from Victoria Street. ....	7
Figure 9 – View north-west of the ground floor (eastern) façade from Victoria Street. ....	7
Figure 10 – Pressed metal ceiling .....	8
Figure 11 – View of the eastern façade from Victoria Street.....	8

Figure 12 – View of the ground floor awning from the second-floor balcony. ....	8
Figure 13 –View of the first-floor balcony (view south).....	8
Figure 14 – First-floor balcony (view north).....	8
Figure 15 – Second floor balcony (view south). ....	8
Figure 16 – Curved window on the second-floor balcony .....	9
Figure 17 – View of the eastern wall on the second-floor balcony. ....	9
Figure 18 – Access to basement level of the subject Hotel.....	9
Figure 19 – View of the rear of the subject hotel from no. 100 Broughton Street carpark. Note remnant Hotel sign and infilled windows. ....	9
Figure 20 – View from the open roof top of the remainder of the first-floor balcony (now used to house services for that floor). Windows and brick façade were part of the additions in 1997 when the balcony was infilled. ....	10
Figure 21 – View of the rear (western) façade of the subject Hotel. View from within the subject site. Note areas of infilled windows on the ground floor. Windows on the second floor were constructed in 1997 as part of the balcony infill. ....	10
Figure 22 – View east over the open roof top toward the second floor. ....	11
Figure 23 – Remnant clothesline. ....	11
Figure 24 – View of the later infill (former rear balcony) on the first floor in 1997.....	11
Figure 25 – View of the former skylight (now used for mechanical ventilation). The top of the southern parapet can also be seen through the service vents. ....	12
Figure 26 – View north-west across roof top. ....	12
Figure 27 – View south from roof top. ....	12
Figure 28 – View south-east from roof top. ....	12
Figure 29 – View south from the bottom of the stairs in the north-west corner. Note the original windows on the western wall. ....	13
Figure 30 – Original stairs located in the centre of the basement. Leading to the ground floor bar (staff access).....	13
Figure 31 – Original staircase providing access to ground floor. ....	13
Figure 32 – Non original cool room located on the northern side of the basement. ....	13
Figure 33 – Cool room (non original) door.....	13
Figure 34 – Second cool room located within the southern half of the basement. ....	13
Figure 35 – View west across basement. ....	14
Figure 36 – View north, along the eastern wall of basement. ....	14
Figure 37 – Original keg shoot, located in the eastern wall in the north-east corner. ....	14
Figure 38 – Services located along the northern wall of basement. ....	14
Figure 39 – Switch room with lightweight partition walls. Located in the south-east corner. ....	14
Figure 40 – View west toward the former bathrooms.....	14
Figure 41 – Exposed brick area in the south-west corner. Including original tiled floor. Former bathrooms. ..	15
Figure 42 – Remnant tiles from former bathroom. ....	15
Figure 43 – Former stairwell to ground floor (former bathrooms). ....	15
Figure 44 – Former carpark/driveway area in the north-west corner. ....	15
Figure 45 – View north-east within the former carpark space.....	15
Figure 46 – View south-west within the former car space.....	15
Figure 47 – View south within former carpark area. toward storage rooms.....	16
Figure 48 – View south-east within the former car area. Window originally part of light well. ....	16
Figure 49 – View north-west from the original bar area on the ground floor. ....	16
Figure 50 – View north-east from the centre of the Ground floor. ....	17
Figure 51 – View north-west toward the rear of the ground floor. ....	17
Figure 52 – Infilled skylight in ceiling. ....	17
Figure 53 – Ceiling with contemporary services.....	17

Figure 54 – View east toward main entrance (Victoria Street) within the ground floor bar area. ....	17
Figure 55 – View north-east within games room. ....	17
Figure 56 – View south within the games room. Replaced doors/entrance with louvers for ventilation. ....	18
Figure 57 – View north of the original dividing wall within the old bar. Contemporary ceiling, original curved wall (originally located within the bar). ....	18
Figure 58 – View west toward stage/DJ area (originally part of the public bar and bathrooms). ....	18
Figure 59 – Eastern wall in back room (view south-east). ....	18
Figure 60 – View of the north-west corner (above stairs leading to basement). Note infilled window. ....	18
Figure 61 – Stairs located in north-west corner (leading to basement). ....	18
Figure 62 – Exposed brick and original tile on the western and norther walls, painted black on the northern wall. ....	19
Figure 63 – View upward of the north-west corner. Including painted tiles and damage. ....	19
Figure 64 – Former bar area in the front room (located in the north-east corner). ....	19
Figure 65 – Stairs, staff access to basement. ....	19
Figure 66 – Floor in the front bar area (located in the north-east corner). ....	19
Figure 67 – View south of the original dividing wall of the bar. ....	19
Figure 68 – Roof above the bar area. ....	20
Figure 69 – Recent stairs located in the north-east corner of the building. Provides access to the first floor. ....	20
Figure 70 – Entrance hallway located against the southern wall. View east. ....	20
Figure 71 – Entrance doorways in original location. The doors have been upgraded for fire requirements. ....	20
Figure 72 – Original detail in the entrance hall (contemporary paint). ....	20
Figure 73 – Stairs located at the end of the entrance hallway. Original tiled risers and wall. ....	20
Figure 74 – Top landing of the entrance stairs. Access between ground floor and level 1. ....	21
Figure 75 – Timber and iron railing. ....	21
Figure 76 – View of the bar area, view north-west. The central bar is just visible in the right-hand corner of the image. ....	21
Figure 77 – View of the north-west corner of the bar area. Former door opening has been infilled on the left end of the wall. ....	22
Figure 78 – View south-east within the bar space. ....	22
Figure 79 – Contemporary bathroom space located in the south-west corner. ....	22
Figure 80 – Remnant cornice, painted recently. ....	22
Figure 81 – View east, at the first-floor bar. ....	22
Figure 82 – Contemporary fixtures and fitout behind first floor-bar. ....	22
Figure 83 – Later infill room (former balcony). ....	23
Figure 84 – Arched ceiling from later infill. ....	23
Figure 85 – Bar area., contemporary fitout and finishes. ....	23
Figure 86 – First floor room with original timber paint rails. ....	23
Figure 87 – Contemporary kitchen at the rear of the bar on the first floor. ....	23
Figure 88 – Front rooms, with original timber paint rails but contemporary finishes. ....	23
Figure 89 – Room in the north-east corner of the first-floor with contemporary finishes. ....	24
Figure 90 – Original floorboards in the north-east corner room on the first-floor. ....	24
Figure 91 – View north toward the north-east corner of the first-floor. Original timber detail and cornices, contemporary wall tiles and wallpaper. ....	24
Figure 92 – Early Men's bathroom on the first-floor. ....	24
Figure 93 – Contemporary finishes in the men's bathroom. ....	24
Figure 94 – Early Female bathroom door on the first-floor. ....	24
Figure 95 – Contemporary fitout in the female bathroom. ....	25
Figure 96 – Storage cupboard underneath stairs (along the southern wall). ....	25
Figure 97 – Infilled lightwell on the first floor. ....	25
Figure 98 – Evidence of the formerly exterior wall and windowsill (remnant of lightwell). ....	25

Figure 99 – View along second storey hall.....	26
Figure 100 – View down the original stairs from level two. ....	26
Figure 101 – Original stair railing.....	26
Figure 102 –Hallway on level two.....	27
Figure 103 – View of floor and skirting in hallway. Some skirting removed. ....	27
Figure 104 – View west in the south-east corner room on level two. Including original door. ....	27
Figure 105 – Bathroom including contemporary tiles and original fixtures (sinks and green hook).....	27
Figure 106 – Shower rooms, with contemporary tiles but original towel hook and soap holders. ....	27
Figure 107 – View west into small room with contemporary chalkboard wall. ....	27
Figure 108 – View west into room in the north-west corner. Damaged ceiling and contemporary wardrobe. ....	28
Figure 109 – Later cupboard and draws in the north-east corner room on level two.....	28
Figure 110 – Room with access to the level two balcony on the eastern façade.....	28
Figure 111 – Window detail with original timber frame and handles. ....	28
Figure 112 – Storage cupboard on level two.....	28
Figure 113 – View west in room on the southern end of the balcony. Contemporary chalkboard.....	28
Figure 114 – View west into a later infill between an original small laundry room. The original external brick walls can be seen with lightweight walls placed above. ....	29
Figure 115 – View east, toward the formerly exposed western wall of level two. The doorway was originally provided access directly to the rooftop. ....	29
Figure 116 – Recent kitchen, believed to have originally been a laundry room.....	29
Figure 117 – Ceiling in the kitchen/former laundry room.....	29
Figure 118 – Excerpt from “Woolcott & Clarke’s Map of the City of Sydney” c1854 showing subject site with original dwellings. ....	32
Figure 119 – Subdivision Map from 1888. Showing the property when it was under the ownership of Patrick O’Dowd. ....	33
Figure 120 – Excerpt from Piccadilly Hotel Yellow Card showing Austral Club which previously existed on the site in 1930, prior to the construction of the Piccadilly Hotel in 1938. ....	33
Figure 121 – Original eastern elevation. Note the site was intended to remain the Austral Club Hotel however a pencil marking is visible that states ‘Piccadilly Hotel’.....	34
Figure 122 – Original basement plan. Approved in 1938. ....	35
Figure 123 – Original Ground floor plan. Approved 1938.....	36
Figure 124 – Original first floor plan. Approved in 1938. ....	37
Figure 125 – Original second floor plan. Approved in 1938. ....	38
Figure 126 – Construction tenders signed for the construction of the subject building in March 1938.....	39
Figure 127 – Original outdoor balcony. ....	39
Figure 128 – View south-east on the first floor with the original bar in the left corner. ....	39
Figure 129 – Piccadilly Hotel, 1949. ....	40
Figure 130 – Piccadilly Hotel, 1960. ....	40
Figure 131 – Tooth & Co. Advertisement poster designed by Tom Watson c.1930. ....	40
Figure 132 – Tooth & Co. Advertisement poster designed by Tom Watson c.1930. ....	40
Figure 133 – The eastern façade of the Piccadilly Hotel in 2000. Prior to the ground floor façade works. ....	41
Figure 134 – The eastern façade of the Piccadilly Hotel in 2014. After the ground floor façade had been altered and awnings installed above the first-floor balcony.....	41
Figure 135 – Southern side of the ground floor lounge area, with entrance to the games room on the right (frosted glass door).....	42
Figure 136 – Northern side of the ground floor, dance room/area with a DJ booth at the rear. These floorboards have been removed. ....	42
Figure 137 – View north-east on first floor, towards Contemporary bar.....	42
Figure 138 – View across bar area showing contemporary fitout. ....	42
Figure 139 – View across bar area showing contemporary fitout. ....	43

Figure 140 – View east within, room off the infilled area (former terrace) with original paint rail painted white and other new finishes. ....	43
Figure 141 – View north-east on the first floor within corner room. Black and purple padding is still in place, however most of the other fixtures and finishes have been removed. ....	43
Figure 142 – View south-east on the first floor. Remnants of the wall paper and paint have been retained but other fixtures and features have been removed. ....	43
Figure 143 – Significance map for the Eastern Facade .....	70
Figure 144 – Significance map for the Basement Floor .....	71
Figure 145 – Significance map for the Ground Floor .....	72
Figure 146 – Significance map for the First Floor .....	73
Figure 147 – Significance map for the First Floor .....	74
Figure 148 – Views directly in front of the subject site. ....	75
Figure 149 – View north-west from the eastern side of Victoria Road. Trees currently obscuring the views of the subject site (Indicated). ....	75
Figure 150 – View south on the western side of Victoria Street. The ground floor of the subject site is indicated. ....	75
Figure 151 – View south-west from the eastern side of Victoria Road. Trees currently obscuring the views of the subject site (indicated). ....	75
Figure 152 – Views of the western façade from Hourigan Lane. ....	76
Figure 153 – Views from Brougham Street of the top corner of the western façade (indicated). ....	76
Figure 154 – Significant views to and from the subject site. Views to the subject site have been indicated in black and views from have been indicated in blue. ....	76
Figure 155 – Results of a Basic AHIMS search. The subject site is outlined in blue. ....	80
Figure 156 – Heritage Map. The subject site is outlined in blue. ....	81

## TABLES:

Table 1 – Abbreviations .....	2
Table 2 – Terms & Definitions .....	2
Table 3 – Ownership and occupants. ....	44
Table 4 – Alterations and Additions. ....	45
Table 5 – Historical Themes .....	46
Table 6 – Comparative Analysis – Hotels by Ancher and Prevost .....	49
Table 7 – Comparative Analysis – Tooth Hotels .....	53
Table 8 – Assessment of Heritage Significance .....	60
Table 9 – Gradings of Significance .....	66
Table 10 – Table of Time Periods .....	66
Table 11 – Gradings of heritage significance – External fabric .....	67
Table 12 – Gradings of heritage significance – Internal fabric and spaces. ....	68
Table 13 – Schedule of significant views. ....	77
Table 15 – Gradings of Condition .....	99



# EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) has been prepared for Oakstand to manage the significant elements of the subject site at 171-173 Victoria Street, Potts Point (otherwise known as the Piccadilly Hotel).

The Piccadilly Hotel is listed as an item of Environmental Heritage under Schedule 5 of the Sydney LEP (SLEP) 2012 (I1192). It is also located in the Potts Point Heritage Conservation Area – C51.

The purpose of this CMP is to guide the conservation and management of the significant elements of the site. It is also intended to assist the property owners to manage maintenance and new works to the site. The CMP provides a comprehensive analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been prepared.

## What is the heritage significance of the site?

The subject site is listed as a heritage item of local significance under Schedule 5 of the Sydney LEP 2012.

The subject site was formed as part of two lots from the early subdivision of the area (consolidated in 1875). The site has been the location of a hotel continuously since 1876. Tooth & Co who were responsible for the construction of many hotels in Sydney during the Inter War period were responsible for the current hotel on the site which was constructed in 1938. As a distinctive Inter War hotel the place retains its associations with Tooth & Co.

The eastern (main) façade is a fine example of the Inter War Functionalist style. Functionalist features of the primary façade include curved walls, a horizontality created by materiality and the fenestration pattern and a strong vertical projection off centre. The Hotel was designed by Prevost and Ancher, designers associated with Tooth & Co. during the Inter War period.

The eastern façade contributes to the general streetscape as it represents the shift from nineteenth century to early twentieth century development and more specifically the Inter War layer of development in the area.

Due to the extensive alterations to the interior, they make minimal contribution to the heritage significance of the site. Significant features are confined to original stairs and some original joinery to Level 2.

## How should the site be conserved?

Sections 7 and 8 of this CMP provide an overview of heritage opportunities and constraints specific to the property, as well as conservation policies and guidelines to assist in the management of the site's heritage values. The property is of high significance, and any proposed modifications to it must take into consideration identified significance and must have regard for the total resource.

Change should also be considered with a goal of conserving and enhancing the identified heritage values of the subject property, wherever possible. When undertaking works to the site, assessment under relevant legislation (Section 6) should consider whether the works are likely to impact on the site's heritage significance and/or nominated significant fabric, as identified in this CMP. Reference should be made to the site's statement of heritage significance (Section 5) and schedule of significant elements (Section 5.3). A heritage impact statement or archaeological assessment should be prepared by a suitably qualified consultant in accordance with guidelines of Heritage NSW (formerly Heritage Office).

To assist the property owners in managing the heritage significance of the subject property, as well as its functional requirements, schedules of conservation and maintenance works (Section 9) are provided. These schedules should be adopted and implemented.





# 1. INTRODUCTION

## 1.1. BRIEF

This Conservation Management Plan (CMP) has been prepared for Oakstand to manage the significant elements of the subject site at 171-173 Victoria Street, Potts Point (otherwise known as the Piccadilly Hotel).

The Piccadilly Hotel is listed as an item of Environmental Heritage under Schedule 5 of the Sydney LEP (SLEP) 2012 (I1192). It is also located in the Potts Point Conservation Area – C51.

The purpose of this CMP is to guide the conservation and management of the significant elements of the site. It is also intended to assist the property owners to manage maintenance and new works to the site. The CMP provides a comprehensive analysis of the site in terms of heritage significance and context. Based on this analysis, conservation policies appropriate to the subject site have been prepared.

## 1.2. SITE LOCATION

The site is located at 171-173 Victoria Street, Potts Point (Figure 1). The legal definition of the site is Lot 1, DP 82775



Figure 1 – Locality map – subject site outlined in red.

Source: SIX Maps 2018

## 1.3. METHODOLOGY

This Conservation Management Plan has been prepared in accordance with the *NSW Heritage Manual* (1996), the *Australia ICOMOS Burra Charter* (2013) and *The Conservation Plan* by James Semple Kerr (2000).

## 1.4. LIMITATIONS AND EXCLUSIONS

No electric lighting was available on site during the site inspections. Therefore, there were some limitations in the quality of onsite photography and fabric inspection, particularly in the basement and ground floor. Image correction has been used where possible.

Access to all areas was provided.

## 1.5. AUTHOR IDENTIFICATION & ACKNOWLEDGEMENTS

The following report has been prepared by Alexandria Barnier (Senior Consultant) and Bernice Phillips (Consultant). Jonathan Bryant (Director, Heritage) has reviewed this report and endorsed its content. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.6. ABBREVIATIONS & DEFINITIONS

Common abbreviations and definitions used throughout the report are provided in the table below:

Table 1 – Abbreviations

Abbreviation	Definition
BCA	Building Code of Australia
CMP	Conservation Management Plan
EMP	Environmental Management Plan
LEP	Local Environmental Plan
HAMS	Heritage Asset Management Strategy
HMF	Heritage Management Framework
REF	Review of Environmental Factors
RNE	Register of the National Estate
S170R	Section 170 Heritage and Conservation Register (under the <i>Heritage Act 1977</i> )
SEPP	State Environmental Planning Policy
SHR	State Heritage Register of New South Wales (under the <i>Heritage Act 1977</i> )
TAMP	Total Asset Management Plan

Table 2 – Terms & Definitions

Abbreviation	Definition
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains

Abbreviation	Definition
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the <i>National Parks and Wildlife Act 1974</i> ) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present at an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance
Heritage Asset Management Strategy	A strategy prepared by a State Government Agency to document how the principles and guidelines outlined in the <i>Management of Heritage Assets by NSW Government Agencies</i> will be implemented in the management of heritage assets
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance

<b>Abbreviation</b>	<b>Definition</b>
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance
Scar trees	Scarred trees have scars where a section of bark was removed by Aboriginal people in order to make canoes, shields or baskets; footsteps were also cut into the tree trunk to gain access to possums or honey in tree tops; scar trees are different to carved trees
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting
Shell middens	Term is referred to in Australia as an archaeological deposit in which shells are the predominant visible cultural items; shells are principally the remains of past meals; some middens also consist of bones, stone and other artefacts
Total Asset Management Policy	Total Asset Management is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management so that resources are aligned with the service objectives of State agencies. This approach achieves reduced costs and best value for money.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place



## 2. SITE DESCRIPTION

### 2.1. SITE LOCATION, CURTILAGE, ACCESS AND SETTING

The subject site is located to the south of Potts Point on the western side of Victoria Street. The site is located on a tree lined mixed commercial and residential street in close proximity to Kings Cross Station. The street has a combination of 19<sup>th</sup> century terrace dwellings, contemporary infill dwellings and apartment buildings and ground floor food and beverage and commercial stores.

The building can be accessed directly from Victoria Street or accessed from Hourigan Lane which is located to the north-west (rear) of the site. Two fire doors are located at the rear to enable access to the ground and basement floors.

The subject site's significant views are discussed in detail in Section 5.2. However, in summary it should be noted that there are limited views to the subject site due to the trees, and density of the building stock on the street which limits views to the site. Views from the north are obscured particularly by an art deco apartment building (no. 165 Victoria Street) which is slightly taller than the subject site. Views from the south are obscured from the street trees. There are limited views to the rear of the building due to the dwellings located directly behind the subject building on Brougham Street. The only views of the rear of the building are from the access way from Hourigan Lane in the north-west portion of the site and the carpark of number 100 Broughton Street.

The curtilage of the site is formed by the site boundary which is outlined by the building footprint and the rear laneway that enables access to Hourigan Lane to the north-west. The building is not setback from the street and the façade forms a prominent feature within the streetscape despite the restricted views described above.

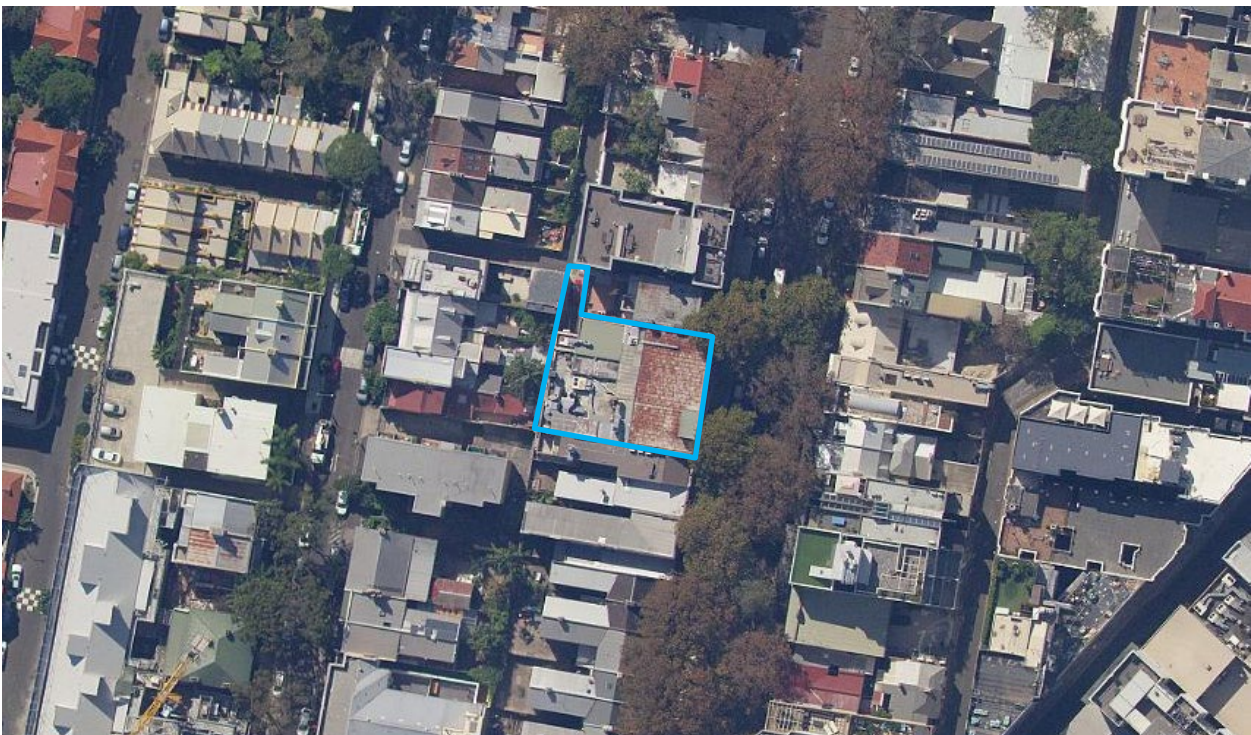


Figure 2 – Subject site location – outlined in blue.

Source: SIX Maps, 2019.





Figure 3 – View north-west from the eastern side of Victoria Street.



Figure 4 – Dwellings located to the north-east of the subject site, including terrace houses, cottages and an Inter War apartment building.



Figure 5 – View south-west from the eastern side of Victoria Street.



Figure 6 – View to buildings on the eastern side of Victoria Street, from second floor balcony.

## 2.2. EXTERIOR

The subject site was designed by Prevost and Ancher in 1938 in an Inter War Functionalist style. The building was constructed in 1939 in red and yellow brick and has four-storeys, including basement. Two recessed balconies are located in the centre of the façade on the first and second floors above the ground floor awning. “Piccadilly Hotel” signage is located above the second-floor balcony in Inter War Art Deco style, block lettering. The façade is made up of simple rectangular shapes that emphasis the horizontality which is offset by the vertical architectural element. The vertical element on the southern end, above the second-floor windows is a typical feature of Inter War functionalist buildings.

The ground floor has a black tiled and painted façade with glazed chrome framed headers above the doorways. The door openings have been retained in their original location however, alterations to the doorway fabric has been made, including the conversion of two of the central doorways to louvres in association with a games room that was installed on the ground floor in the late twentieth century. Other doors have been upgraded and used as fire exits. The underside of the awning is original painted pressed metal fitted with downlights. Some contemporary services are also located along the ground floor façade and underneath the awning, including security cameras and fire alarm and sprinkler.

The windows on the first and second floor are all original double-hung, painted timber windows with stripe margins on the glazing. Secondary windows have been installed on the interior. Both the first and second floor balconies have curved windows on the northern end. This is partly obscured from public view by the brick balustrade and minor setback of the curve. This curved feature is also present at either ends of the balustrades and second floor detail. Two fabric awnings have been added above the first-floor balcony that



extend down to the ground floor awning and obscures much of the first floor façade. The ground floor awning has corrugated metal cladding.



Figure 7 – The eastern façade of the Piccadilly Hotel.



Figure 8 – View south-west of the ground floor (eastern) façade from Victoria Street.



Figure 9 – View north-west of the ground floor (eastern) façade from Victoria Street.





Figure 10 – Pressed metal ceiling



Figure 11 – View of the eastern façade from Victoria Street.

The balconies both have three doorways (access), concrete support columns, concrete ceilings and floor tiles. The balcony on level one has had a floating ceiling with applied artificial plants. The painted timber doorway and window details are consistent with all other timber windows on the façade.



Figure 12 – View of the ground floor awning from the second-floor balcony.



Figure 13 –View of the first-floor balcony (view south).



Figure 14 – First-floor balcony (view north)



Figure 15 – Second floor balcony (view south).





Figure 16 – Curved window on the second-floor balcony



Figure 17 – View of the eastern wall on the second-floor balcony.

The rear of the building has been heavily modified with the enclosure of the second-storey, corner balcony and brick-infilled windows which were both undertaken in 1997. There are numerous services attached to the rear, including air conditioner vents and units. Some remnants of “Piccadilly Hotel” bas relief signage, in a characteristic Art Deco style font, is visible at the top, right corner of the western façade. This signage however is only visible from the carpark at No. 100 Brougham Street and is visually obstructed by the dwellings located directly in front.

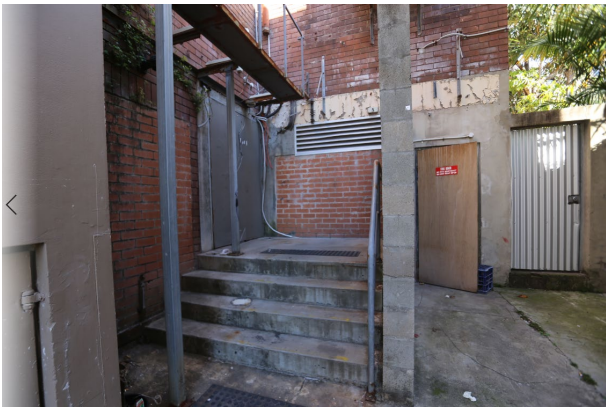


Figure 18 – Access to basement level of the subject Hotel.



Figure 19 – View of the rear of the subject hotel from No. 100 Brougham Street carpark. Note remnant Hotel sign and infilled windows.



Figure 20 – View from the open roof top of the remainder of the first-floor balcony (now used to house services for that floor). Windows and brick façade were part of the additions in 1997 when the balcony was infilled.



Figure 21 – View of the rear (western) façade of the subject Hotel. View from within the subject site. Note areas of infilled windows on the ground floor. Windows on the second floor were constructed in 1997 as part of the balcony infill.



### 2.2.1. Open rooftop

The open rooftop occupies the western half of the second floor and is accessed through a later, enclosed structure on the southern side. The flat roof is concrete and is used to house service units. Along the southern edge/parapet, is a kitchen (former laundry room) and recent lightweight corridor that provides access to level 2. A portion of a remnant clothesline is located close to the former laundry building. The remnant of the lightwell, which ran through the subject hotel has been repurposed for ventilation.

From the open roof top, the extent of the parapet can also be seen with the tops of the parapet visible on the northern, southern and eastern walls of the building. The parapet on the southern and northern walls step with rendered concrete headers and exposed brick. The parapet obscures the roof form of the second floor from street level.



Figure 22 – View east over the open roof top toward the second floor.



Figure 23 – Remnant clothesline.



Figure 24 – View of the later infill (former rear balcony) on the first floor in 1997.



Figure 25 – View of the former skylight (now used for mechanical ventilation). The top of the southern parapet can also be seen through the service vents.



Figure 26 – View north-west across roof top.



Figure 27 – View south from roof top.



Figure 28 – View south-east from roof top.

## 2.3. INTERIOR

In 2017 the hotel had changed ownership and most of the contemporary fitout has been stripped out internally, including the removal of bars, kitchen and bathroom fitout and wall fixtures.

Overall, the majority of internal fabric (including floors, ceilings and wall finishes) has been removed or altered from the 1980s to 2017. However, the removal of later fitout and fabric has revealed remnant structural elements of the original building.

More investigation of the fabric, concealed by various contemporary fabric, needs to be undertaken as there may be more original fabric remaining intact that is currently concealed.

### 2.3.1. Basement

The basement was originally a combined parking garage and storage for the hotel and bar. Access to the basement is available from three areas on the ground floor, the north-west corner, the centre (behind the former bar) and along the western wall.

Like most of the hotel, the basement has been stripped of most fabric, however core features, such as the cool room doors and keg shoot have been retained. The cool rooms are not original and were installed later in 1953. Other areas of fabric that have been retained include some floor tiles (in the south-west corner of the basement) from an original men's bathroom and timber, double hung windows on the western wall. These windows however (located on the western wall) have been blocked. Remnants of a stair well and stairs are also present in the south-west corner and adjacent to the cool room in the north-east corner. Overall, the basement has been altered significantly over time to accommodate various uses, including car parking, storage, cool room, bathroom, cloakroom and office spaces.





Figure 29 – View south from the bottom of the stairs in the north-west corner. Note the original windows on the western wall.

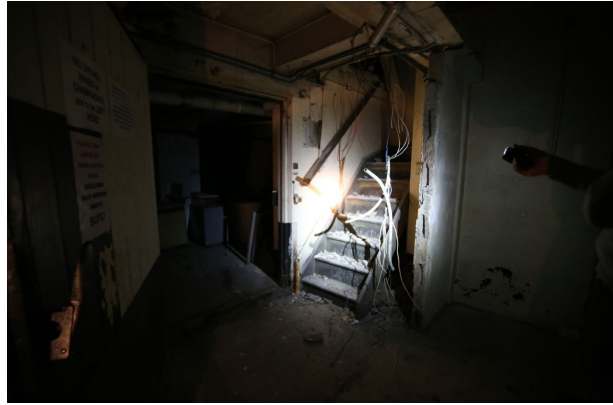


Figure 30 – Original stairs located in the centre of the basement. Leading to the ground floor bar (staff access).



Figure 31 – Original staircase providing access to ground floor.



Figure 32 – Non original cool room located on the northern side of the basement.



Figure 33 – Cool room (non original) door.



Figure 34 – Second cool room located within the southern half of the basement.



Figure 35 – View west across basement.



Figure 36 – View north, along the eastern wall of basement.



Figure 37 – Original keg shoot, located in the eastern wall in the north-east corner.



Figure 38 – Services located along the northern wall of basement.



Figure 39 – Switch room with lightweight partition walls. Located in the south-east corner.



Figure 40 – View west toward the former bathrooms.





Figure 41 – Exposed brick area in the south-west corner. Including original tiled floor. Former bathrooms.



Figure 42 – Remnant tiles from former bathroom.



Figure 43 – Former stairwell to ground floor (former bathrooms).



Figure 44 – Former carpark/driveway area in the north-west corner.



Figure 45 – View north-east within the former carpark space.



Figure 46 – View south-west within the former car space.



Figure 47 – View south within former carpark area. toward storage rooms.



Figure 48 – View south-east within the former car area. Window originally part of light well.

### 2.3.2. Ground Floor

The ground floor has been significantly altered and stripped of original fabric; however, the general layout is still visible within the structural elements which have been largely retained. This includes the location for the original bar which can be seen outlined on the floor (the original bar was removed in the late twentieth century and replaced) and the original location of bathrooms, staff access and the skylight which was enclosed sometime between 1960 and the 1990s.

There is also the potential that original tiles may have been retained behind lightweight walls and floors that were installed in the 1990s (particularly within the entrance hallway located along the southern wall and the floor tiles within the bar area in the north-east corner.)

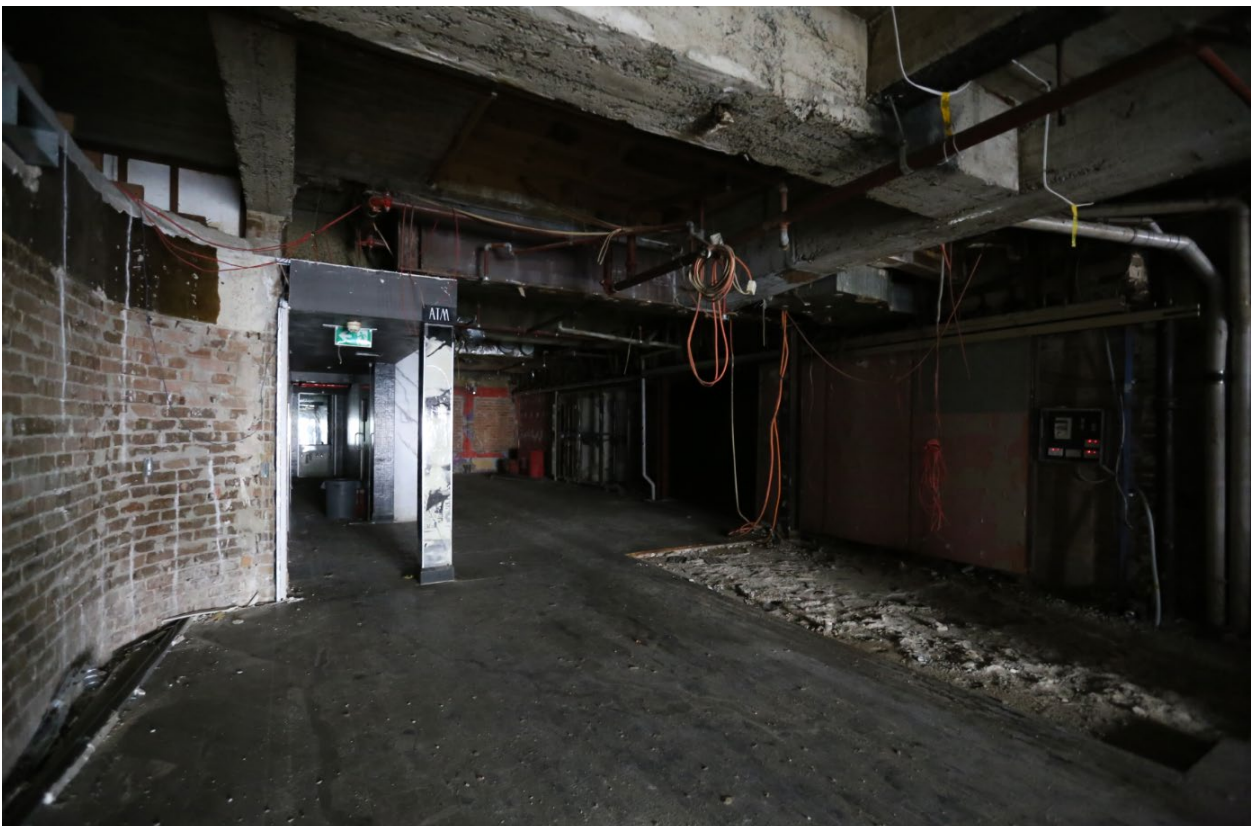


Figure 49 – View north-west from the original bar area on the ground floor.





Figure 50 – View north-east from the centre of the Ground floor.



Figure 51 – View north-west toward the rear of the ground floor.

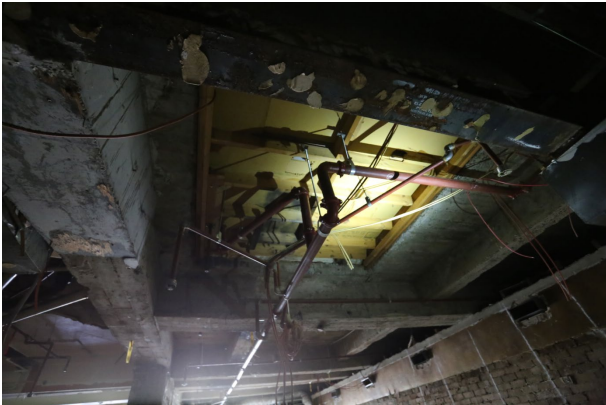


Figure 52 – Infilled skylight in ceiling.



Figure 53 – Ceiling with contemporary services.

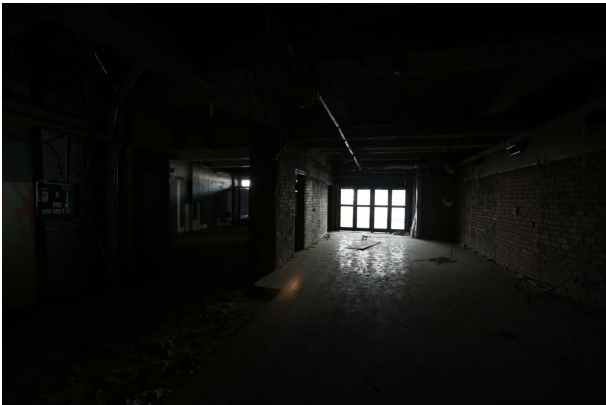


Figure 54 – View east toward main entrance (Victoria Street) within the ground floor bar area.



Figure 55 – View north-east within games room.



Figure 56 – View south within the games room. Replaced doors/entrance with louvers for ventilation.



Figure 57 – View north of the original dividing wall within the old bar. Contemporary ceiling, original curved wall (originally located within the bar).



Figure 58 – View west toward stage/DJ area (originally part of the public bar and bathrooms).



Figure 59 – Eastern wall in back room (view south-east).



Figure 60 – View of the north-west corner (above stairs leading to basement). Note infilled window.

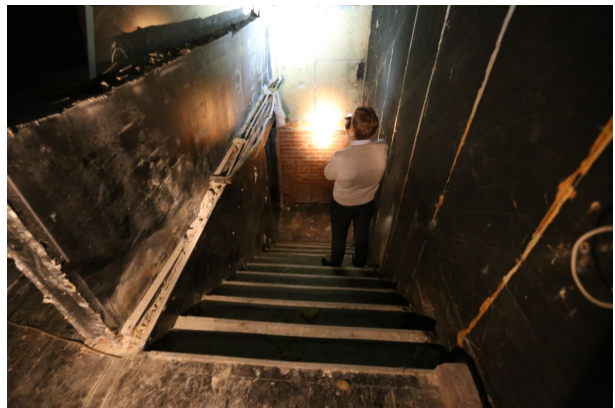


Figure 61 – Stairs located in north-west corner (leading to basement).





Figure 62 – Exposed brick and original tile on the western and northern walls, painted black on the northern wall.



Figure 63 – View upward of the north-west corner. Including painted tiles and damage.

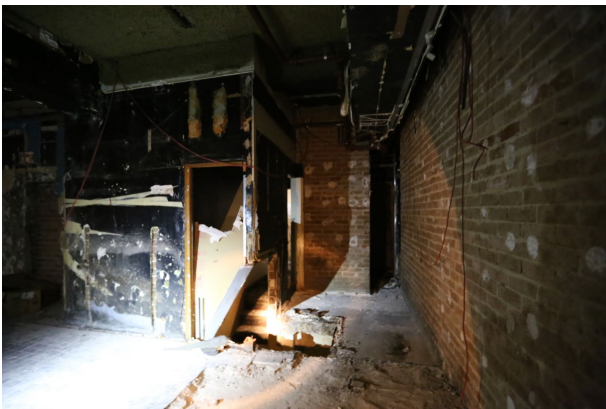


Figure 64 – Former bar area in the front room (located in the north-east corner).



Figure 65 – Stairs, staff access to basement.



Figure 66 – Floor in the front bar area (located in the north-east corner).



Figure 67 – View south of the original dividing wall of the bar.



Figure 68 – Roof above the bar area



Figure 69 – Recent stairs located in the north-east corner of the building. Provides access to the first floor.

One of the most intact areas on the ground floor is the stair well located along the southern wall of the building. The entrance hallway leading to the stairwell was altered in the 1990s however, there is potential that the original tiled wall finish has been retained underneath the contemporary wall cladding. At the end of the hall is located the original tiled staircase (yellow and green) and the curved timber and iron balustrade.

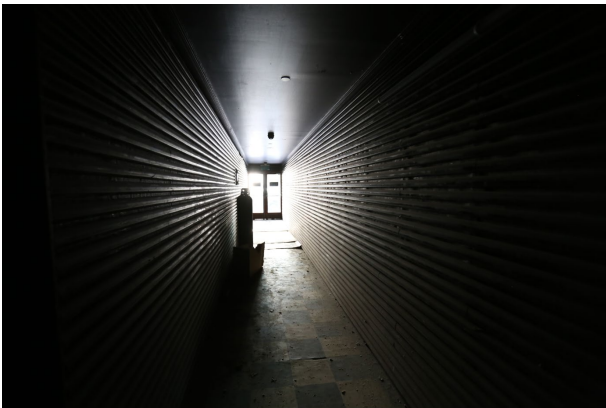


Figure 70 – Entrance hallway located against the southern wall. View east.



Figure 71 – Entrance doorways in original location. The doors have been upgraded for fire requirements.

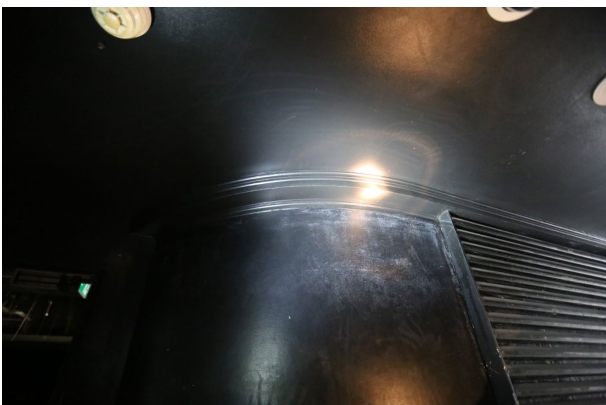


Figure 72 – Original detail in the entrance hall (contemporary paint).

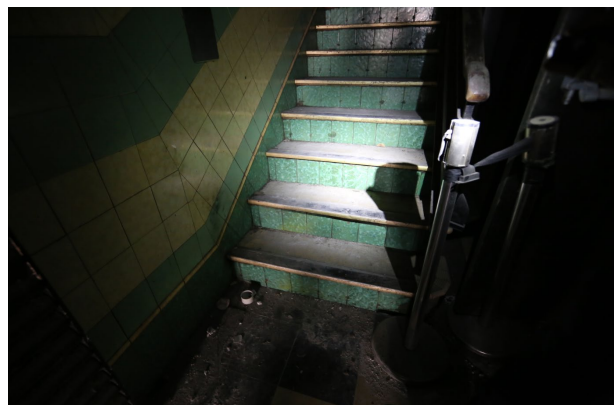


Figure 73 – Stairs located at the end of the entrance hallway. Original tiled risers and wall.





Figure 74 –Top landing of the entrance stairs. Access between ground floor and level 1.



Figure 75 – Timber and iron balustrade

### 2.3.3. First Floor

The first floor has also been stripped of the majority of original fabric and fabric related to the bar use, however, similar to the ground floor, structural elements have been retained that illustrate the original floor plan of the hotel. The room in the north-west corner, with an arched ceiling was originally a balcony/beer garden and was infilled in 1997. The remaining section of the balcony still uncovered is used for plant and services. Otherwise, the original layout of the floor has been largely retained.

Other original features on the first floor include small sections of architraves, timber paint rails, brackets skirting boards and some areas of floorboards (in the rooms and hallways on the eastern side). The bar in the centre of the floor is located in the original location, however it is likely to have been replaced. Contemporary wall and floor finishes (paint and wallpaper), bathroom, bar and kitchen fitouts were also installed (likely during the 1990s refurbishment).

Some of the alterations to the floor include wall and floor finishes, bathroom, kitchen and bar fitout.



Figure 76 – View of the bar area, view north-west. The central bar is just visible in the right-hand corner of the image.



Figure 77 – View of the north-west corner of the bar area. Former door opening has been infilled on the left end of the wall.



Figure 78 – View south-east within the bar space.



Figure 79 – Contemporary bathroom space located in the south-west corner.



Figure 80 – Remnant cornice, painted recently.



Figure 81 – View east, at the first-floor bar.



Figure 82 – Contemporary fixtures and fitout behind first floor bar.

ar.





Figure 83 – Later infill room (former balcony).



Figure 84 – Arched ceiling from later infill.



Figure 85 – Bar area., contemporary fitout and finishes.



Figure 86 – First floor room with original timber paint rails.



Figure 87 – Contemporary kitchen at the rear of the bar on the first floor.

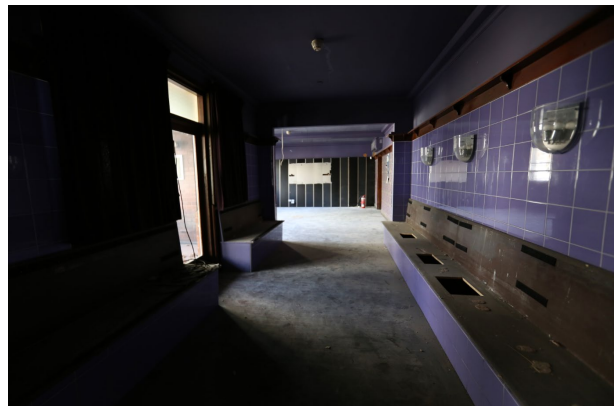


Figure 88 – Front rooms, with original timber paint rails but contemporary finishes.



Figure 89 – Room in the north-east corner of the first floor with contemporary finishes.



Figure 90 – Original floorboards in the north-east corner room on the first floor.



Figure 91 – View north toward the north-east corner of the first-floor. Original timber detail and cornices, contemporary wall tiles and wallpaper.



Figure 92 – Early Men's bathroom on the first floor.



Figure 93 – Contemporary finishes in the men's bathroom.



Figure 94 – Early Female bathroom door on the first floor.





Figure 95 – Contemporary fitout in the female bathroom.



Figure 96 – Storage cupboard underneath stairs (along the southern wall).

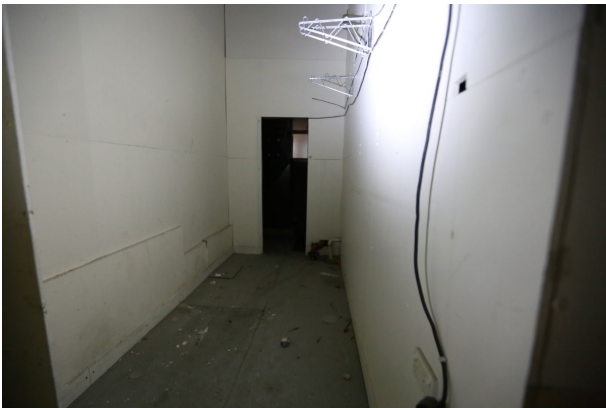


Figure 97 – Infilled lightwell on the first floor.



Figure 98 – Evidence of the formerly exterior wall and windowsill (remnant of lightwell).

### 2.3.4. Second Floor

The second floor was formerly the hotel's accommodation and has retained a large extent of the original layout and some original joinery. More recently, this floor was used for staff rooms and office spaces. Original fabric that has been retained includes timber floors, skirting boards, cornices and doors. These elements are all simple in design and differ from the detail retained on the floors below (paint rails and cornices).

The original stairs between the first and second floor along the southern wall has also been retained. This section of the stair well differs from the retained features of the stairwell on the lower floors. The walls are painted and do not have any wall or floor tiles. The stairs are constructed in the same timber as the original timber floorboards.

In the south-west corner of level two, an area of later infill connects the former laundry room with the main building. This provides access to the open roof top.

Other additions include various services, fire hose, sprinkler systems etc. throughout the floor. In addition a number of rooms have been painted with chalkboard paint as shown in Figure 107 and Figure 113.



Figure 99 – View along second storey hall.

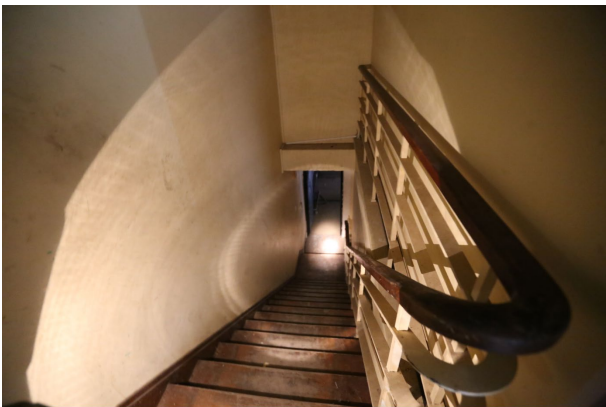


Figure 100 – View down the original stairs from level two.



Figure 101 – Original stair balustrade.



Figure 102 –Hallway on level two.



Figure 103 – View of floor and skirting in hallway. Some skirting removed.



Figure 104 – View west in the south-east corner room on level two. Including original door.



Figure 105 – Bathroom including contemporary tiles and original fixtures (sinks and green hook).

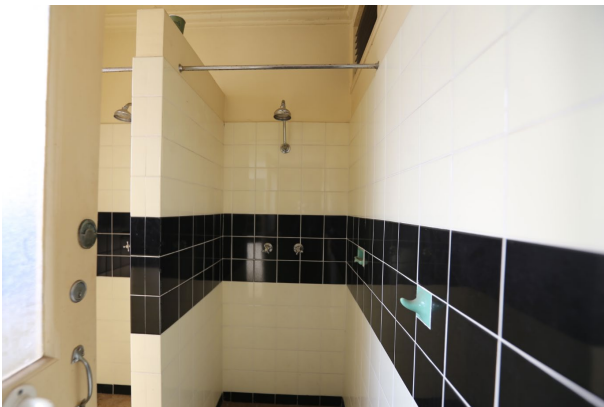


Figure 106 – Shower rooms, with contemporary tiles but original towel hook and soap holders.

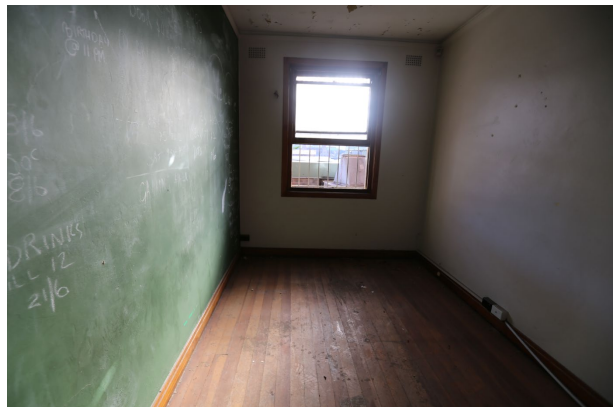


Figure 107 – View west into small room with contemporary chalkboard wall.





Figure 108 – View west into room in the north-west corner. Damaged ceiling and contemporary wardrobe.



Figure 109 – Later cupboard and draws in the north-east corner room on level two.



Figure 110 – Room with access to the level two balcony on the eastern façade.



Figure 111 – Window detail with original timber frame and handles.

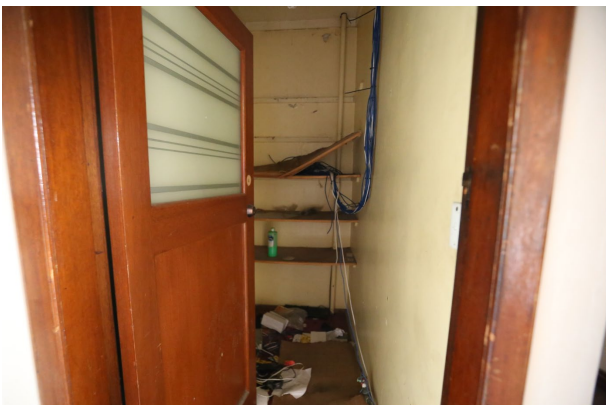


Figure 112 – Storage cupboard on level two.



Figure 113 – View west in room on the southern end of the balcony. Contemporary chalkboard



Figure 114 – View west into a later infill between an original small laundry room. The original external brick walls can be seen with lightweight walls placed above.



Figure 115 – View east, toward the formerly exposed western wall of level two. The doorway was originally provided access directly to the rooftop.



Figure 116 – Recent kitchen, believed to have originally been a laundry room.



Figure 117 – Ceiling in the kitchen/former laundry room.

## 2.4. CONDITION AND INTEGRITY

The condition of the place overall is poor to good. The external integrity of the place is good while the internal integrity is poor.

While the eastern façade has retained significant detail and fabric, the interiors and western façade have been significantly altered over various periods, leading to a large loss of original and characteristic fabric. Remnant portions of original fabric have survived in small areas, allowing for the potential for original fabric to be reinstated or interpreted. This should particularly be considered on the ground and first floor areas (the public bar areas). Conservation works to the exteriors will also be required.

An extended period of vacancy and underutilisation has caused the place to fall into a poor state of maintenance. A structural assessment has not been undertaken however inspection by the authors of this document indicate that the disrepair may be cosmetic only however It is imperative that an appropriate new use is found for the place which will facilitate the conservation and ongoing maintenance of the place.

## 3. HISTORICAL OVERVIEW

### 3.1. HISTORICAL SOURCES

Sources from the following depositories were used to prepare the following site history.

- City of Sydney Archives.
- State Library NSW.
- National Library of Australia
- Noel Butlin Archives, Australian

### 3.2. AREA HISTORY

The following histories have been sourced from *The Book of Sydney Suburbs*, compiled by Frances Pollon (1998). While the subject site is located in Potts Point, the history for Darlinghurst has also been included as the Hotel is regularly identified in the suburb of Darlinghurst in historical documentation.

#### 3.2.1. Darlinghurst

*This suburb was once known as Eastern Hill because of its geographical position east of the city. By 1800 several large windmills were situated on the heights of this area, using the stiff breezes to grind much-needed grain. The area began its suburban life under the name Henrietta Town, being called after Mrs Macquarie, whose second name was Henrietta. At that time it was an Aboriginal reserve. Loyalties changed with governors, however, and when Governor Darling assumed office, the suburb changed its name to Darlinghurst in honour of his popular wife. "Hurst" is an old English word for wooded hill.*

*Darlinghurst was once quite a fashionable suburb and it housed some famous people. One of the grandest houses was Craigend, built by New South Wales surveyor-general, Sir Thomas Mitchell, in 1828-31. It stood on about 4 hectares of land in the area now bordered by Kings Cross Road, Surrey Street and Victoria Street. Mitchell and his family lived in this neoclassical mansion with the façade of a Greek temple for only five or six years. It then passed to several owners and was demolished in 1921, but Craigend Street is a permanent reminder.*

*David Scott Mitchell (1836-1907), the wealthy bachelor who endowed the Mitchell Library with £70,000 and his valuable collection of books and documents relating to Australia and the Pacific region, was a longer term resident. He moved from the family home in Cumberland Street in the Rocks on the death of his mother in 1871. He then lived unostentatiously at 17 Darlinghurst Road, indulging his interest in and talent for book collecting, until his death in 1907.*

*The gilt went off the suburb when Darlinghurst goal, designed by architect Mortimer Lewis (1796-1879) was built in 1841. It was not the style of the building, but the significance of its erection that was the reason for the decline in Darlinghurst's popularity. The goal buildings in Forbes Street are a fine example of the stonemason's craft. Governor Brisbane had reserved 3 ½ acres on the outskirts of Sydney for a new goal to replace the earlier lock-up on George Street. In 1823 a stockade was erected. Convicts quarried the stone from nearby William Street and hauled it to the hill, where other convict gangs shaped it by hand into blocks. The completed enclosure was known as Woolloomooloo Stockade. Construction of the goal commenced in 1836 and by 1841 it was complete and prisoners from the George Street prison were marched in chains to Darlinghurst, to the jeers and catcalls of the watching crowd.*

*The goal was closed as a prison in June 1914 and became a security house for German refugees during the First World War. In 1921 the building changed character completely when it became the East Sydney Technical College. The grim silence of the goal has been replaced by an air of creativity and success. The only evidence of the convict builders are their marks on the eastern and southern walls, as no convict labour was used in the construction of the buildings themselves.*

*The courthouse standing conveniently beside the goal, and facing Taylor Square, was also designed by Mortimer Lewis. It was opened in 1842, and fulfils the same function today.*



The suburb's main thoroughfare, William Street, was named after King William IV, who reigned from 1830 to 1837 and was often scathingly referred to as Sailor Bill, or even Silly Billy.<sup>1</sup>

### 3.2.2. Potts Point

The name of this suburb honours a self-made man, Joseph Hyde Potts. When the Bank of New South Wales opened for business in 1817, Potts was employed as a "Porter and servant" of the bank, and he slept on the premises, guarding the strong-box. He received rations from King's store and a salary of £25 a year. The bank's offices, however, decreed that Potts was not to marry. When he met and courted a young woman and wanted to marry and bring his wife to live at the bank, the board refused his request. Poor Potts, deciding that his future lay with the bank, called off the marriage fifteen years later, Potts was granted leave of absence for 10 days and during this holiday he met and married Emma Bates, who had arrived in Australia the previous year.

Potts was a bright young man. In his free time, he designed the Wales's bank notes, and within twelve years of his employment, he had advanced to the position of bank accountant. He then purchased 6 ½ acres of harbourside land from Judge Wyled and called his property Potts Point.

An early land grant in the areas was made to Judge-Advocate John Wylde in 1822 (after whom Wylde Street is named). He received 11 acres at the end of the point. To the south of his property was an 1831 grant made to H.C. Douglas, then the grants, also made in 1831, held by John Bushy, A.B. Spark, Justice John Stephens, Alexander Baxter and Edward Hallen.

The local sandstone has been used extensively in foundations and fences in the early homes in the area. Among the area's historic buildings are Tusculum, a house designed by John Verge and built between 1831 and 1835 at 3 Manning Street; the Minerva, a theatre built in 1938-39 at 28 Orwell Street, but now operated as a cinema; and Tarana, built in about 1889 in Wylde Street.

Before the arrival of the settlers, the point was known by a variety of names, among them Paddy's Point, Jurrageen (or Currageen), and Yarrandabbi. The last two are certainly Aboriginal names, and "Paddy" may have been Patrick Walsh, who received a grant of 30 acres here in 1809. Colonel Paterson made the grant in the period between Governor Blight's departure and Macquarie's arrival, but, as Macquarie did not confirm the grant, the land reverted to the Crown.

Potts Point is no longer a point, as the peninsula was joined to Garden Island in 1942 by the construction of the Captain Cook Dock. Since 1866 Garden Island has been used as a naval depot with control passing from Imperial authorities to the Commonwealth government in 1913. The island can be visited by tour groups.<sup>2</sup>

## 3.3. BRIEF HISTORY OF TOOTH & CO LTD AND SYDNEY HOTELS

As detailed in the history of the subject site (refer to section 3.4), Tooth & Co. purchased The Austral Hotel in 1936 and in 1938 they engaged Prevost and Ancher to construct a new Hotel in its place. During the Inter War period this was common practice for Tooth & Co. as they sought to ensure their hotels were modern in design.

The following history was prepared by Les Harrison and published in *Spirit of Progress* (2017).

*Tooth and Co. Ltd. Was the major brewer of beer in New South Wales (NSW), Australia. The company owned a large brewery on Broadway in Sydney from 1835 until 1985, known as the Kent Brewery. It was historically one of Australia's oldest companies, having been established as a partnership in 1835. It was eventually listed on the Sydney Stock Exchange in July 1961.*

*John Tooth, born in Cranbrook Kent, emigrated to Australia in the early 1830s, traded for a time as a general merchant, and then in 1835, with his brother-in-law, John Newnham, opened a brewery in Sydney. He named the brewery Kent Brewery and made the 'White Horse Rampant' his company's trademark. The brewery was incorporated as a company in 1888.*

*As in the Americas, Asia and Europe, many large Art Deco and International Style buildings were constructed in Australia in the 1930s and 1940s. During the recent waves of urban redevelopment, many of Australia's fine Art Deco cinemas, shops, restaurants and office buildings were torn down. Consequently,*

---

<sup>1</sup> Frances Pollon, *The Book of Sydney Suburbs*, (1998), pages 77-79.

<sup>2</sup> Pollon, *The Book of Sydney Suburbs*, (1998), pages 208-209.

*Australian pubs of the early to mid-20<sup>th</sup> century are among the best surviving examples of Art Deco and International Style urban architecture in Australia.*

*Many Deco-style pubs had sections of curved façade, because a large proportion of Australian pubs are built on street corners, and these spaces were often highlighted by the large curved frames of colourfully painted beer ads. Tooth & Co. had their own architect's office, plus a variety of commissioned architect's office, plus a variety of commissioned architects, including Reg Prevost, Sidney Warden, John M Hellyer, Lipson & Kaad, Copeman, Lemont & Keesing, Rudder & Grout, Joy & Pollitt. The most prolific of the several architects who designed hotels for Tooth and co. was Sidney Warden whose career, by his own count, included 392 hotels of either new buildings or alterations to existing hotels.*

*Tooth established and maintained a comprehensive brewing museum at its Kent Brewery. The contents of the museum have since been donated to the Powerhouse Museum, located in Harrist Street, Ultimo. Part of the contents are now on permanent display at the museum.*

*In early 2005, Carlton & United Breweries closed the massive Kent Brewery, with all CUB beers in NSW now sourced from Queensland and Victoria. The brewery site was demolished and is undergoing redevelopment into housing, with the exception of a heritage chimney and a gate. The gate still bears the trademark of Invicta the rampant white stallion – the Kent County motto.<sup>3</sup>*

### 3.4. HISTORY OF THE SUBJECT SITE

The subject site originally formed part of the nine acres granted to Edward Hallen by Crown Grant in 1831. In 1829 Edward Hallen had been appointed as draughtsman to the Surveyor General and moved from London to Sydney. Soon after arrival in Sydney he began to practise architecture. Hallen was the architect for the 1832 portion of Sydney Grammar School. His later works include Hereford House in Glebe and the Argyle Cut, the engineering work linking George Street North with Argyle Place. In 1834, Hallen moved away from architecture and pursued a new life as a grazier.

In 1841 Hallen subdivided part of his land and offered it for sale. Several new streets were proposed running parallel to Woolloomooloo Road (later Macleay Street) including Victoria Street and Brougham Street. The remaining land was subsequently subdivided again and sold off as the Tivoli Estate. In 1864, Thomas Ware Smart purchased several parcels of the Tivoli Estate. The parcels were subsequently sold off between 1867 and 1878. The lots on which the Piccadilly Hotel is now located, were purchased as part of the initial subdivision of Hallen's land. By 1880, the site was owned by Patrick O'Dowd and was occupied by a Hotel.

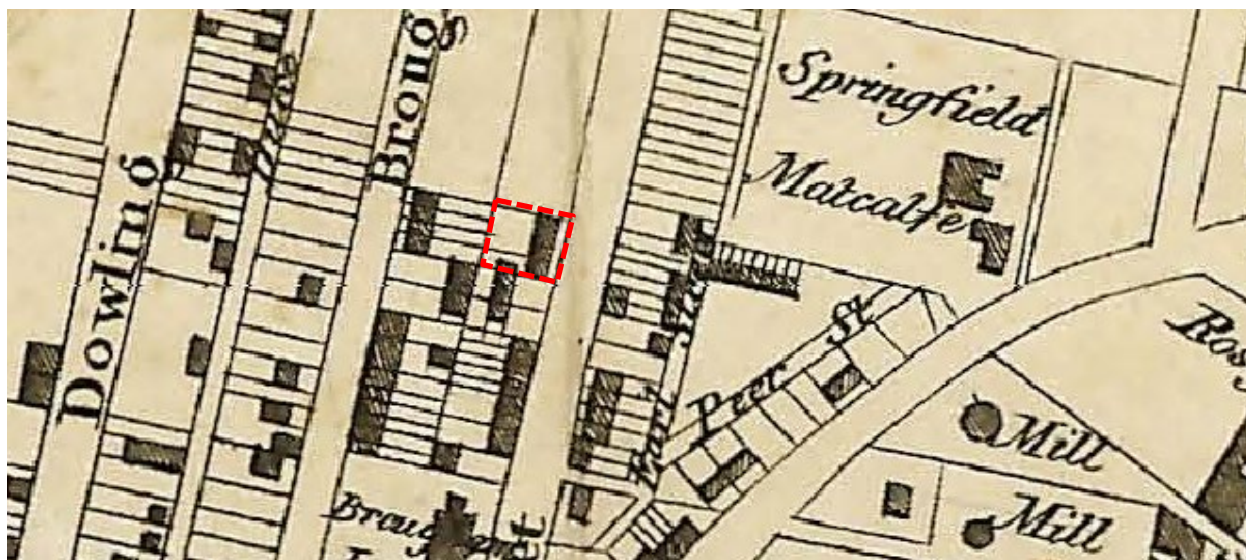


Figure 118 – Excerpt from “Woolcott & Clarke’s Map of the City of Sydney” c1854 showing subject site with original dwellings.

Source: *City of Sydney, Historic Atlas of Sydney*

<sup>3</sup> Les Harrison, “Tooth & Co. Ltd. And Sydney Hotels”, *Spirit of Progress*, Spring 2017, pages 23-25.



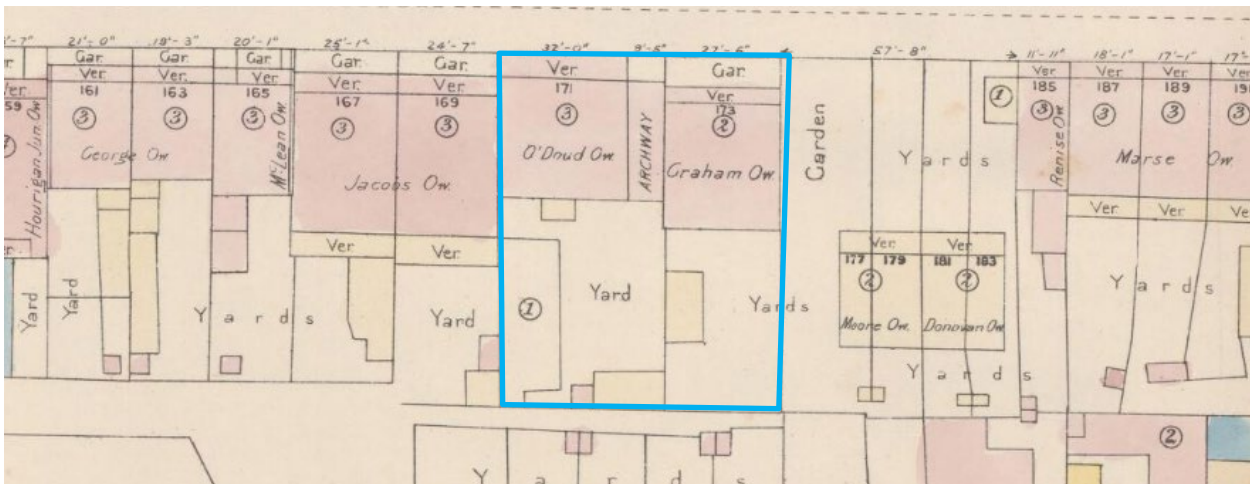


Figure 119 – Subdivision Map from 1888. Showing the property when it was under the ownership of Patrick O'Dowd.  
Source: National Library of Australia, Sydney and Suburban Map Publishing Co. 1888.

The Piccadilly Hotel was constructed in 1939 for the Tooth and Co to replace a previous hotel on the site called the Austral Club Hotel (Figure 120). References to the Austral Club on Victoria Street are made as early as 1888 in the Sydney Morning Herald under "Licensing Court"<sup>4</sup>. However, the building that occupied the Austral Club occupied, was demolished and replaced with the existing Hotel building.

The building located on the site prior to the Piccadilly Hotel had stylistic features from the early twentieth century as shown in the photograph from 1930 shown at Figure 120. The photograph also shows evidence of the Tooth & Co. ownership of the building. Tooth & Co. purchased the building in 1936 from the estate of Mary O'Dowd.



Figure 120 – Excerpt from Piccadilly Hotel Yellow Card showing Austral Club which previously existed on the site in 1930, prior to the construction of the Piccadilly Hotel in 1938.

Source: Noel Butlin Archives, Yellow Card

<sup>4</sup> Sydney Morning Herald, "Licensing Court", Saturday 30 June 1888, page 3.

The subject hotel was designed in the Inter War Functionalist Style by the prominent architects Prevost and Ancher. The Yellow Card records indicate that Tooths purchased the property in July 1936. The original plans were approved in 1938 by the City of Sydney. At this time, it was intended to retain the name, "The Austral Hotel" for the site. However, at the time of opening, the Hotel had been renamed the Piccadilly Hotel. The upper levels of the hotel were used for residential accommodation. The yellow cards indicate that the hotel provided accommodation for 6 single rooms however the plans included below show 12.

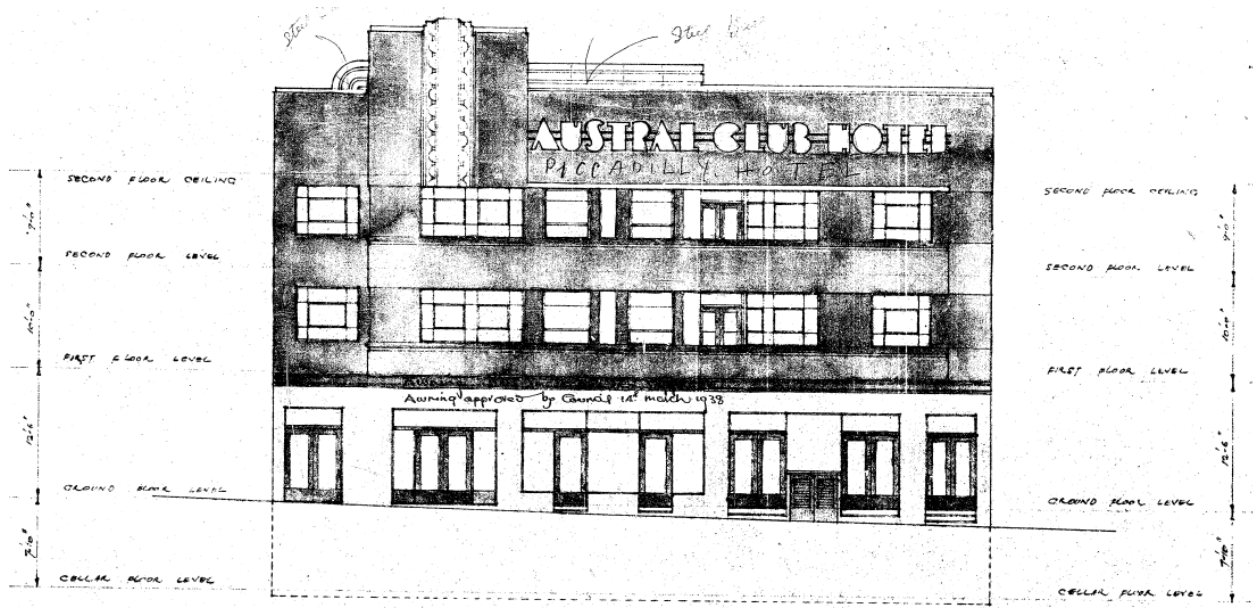


Figure 121 – Original eastern elevation. Note the site was intended to remain the Austral Club Hotel however a pencil marking is visible that states 'Piccadilly Hotel'.

Source: City of Sydney Archives, 1938\_0164









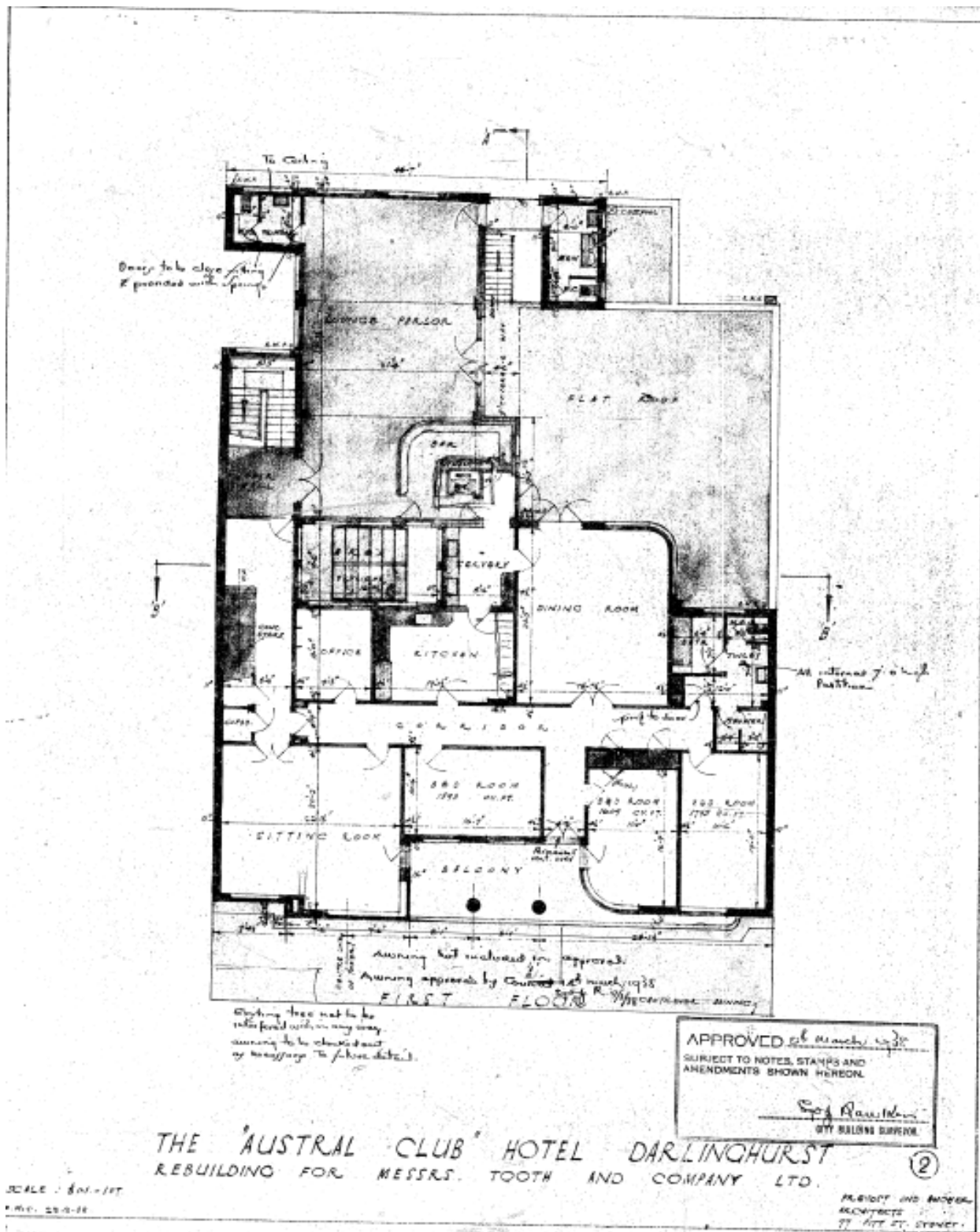


Figure 124 – Original first floor plan. Approved in 1938.

Source: City of Sydney Archives, 1938\_0164



171/173 Victoria Street, Austral Club Hotel.—  
Demolition of existing and erection of new  
building.—Prevost and Ancher, 77 Pitt Street,  
Sydney.  
171/173 Victoria Street. Austral Club Hotel.—  
Awning.—Prevost and Ancher, 77 Pitt Street,  
Sydney.

Figure 126 – Construction tenders signed for the construction of the subject building in March 1938.

Source: *Construction and Real Estate Journal*, 2 March 1938, Page 17.

The images shown at Figure 127 and Figure 128 were published in the *U.L.V.A Review* on the 15<sup>th</sup> November 1940 with the following caption:

*A popular feature of the Piccadilly Hotel, in Victoria Street, Darlinghurst, is the accommodation provided for having a drink in the open on the roof, as shown in the picture above. Provision was made for this activity when the hotel was rebuilt.*

*When the Austral Club Hotel, in Victoria Street, Darlinghurst, was rebuilt at a cost of £20,000, provision was made for the lounge parlor shown in the picture on the right. A feature is the built-in loges against the walls. After the rebuilding the name of the premises was changed to Piccadilly Hotel. The licensee is Mrs H.M. Patterson, who has been in control for several years.<sup>5</sup>*



Figure 127 – Original outdoor balcony.

Source: *The U.L.V.A Review*, 15 November 1940, page 24.

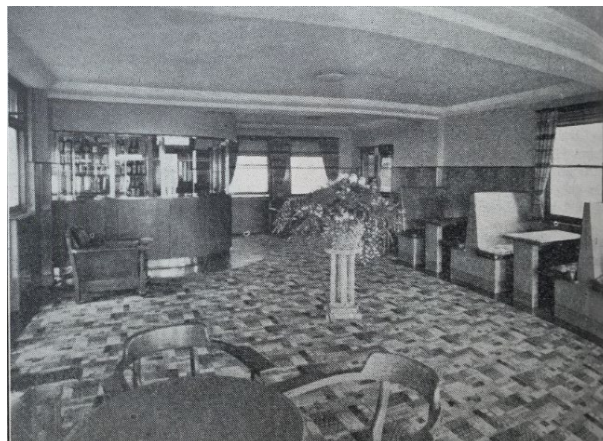


Figure 128 – View south-east on the first floor with the original bar in the left corner.

Source: *The U.L.V.A Review*, 15 November 1940, page 24.

These photographs show two areas that have largely changed since 1940, including the complete infill of the outdoor balcony (Figure 127) during the 1990s. The other photograph shows the original design intent of the first-floor bar/restaurant with booth seating and curved bar in the top left corner. Neither of these features have been retained.

These are the only images of the interior that have been sourced prior to the later works that stripped or covered a large amount of the original fabric.

<sup>5</sup> The *U.L.V.A Review*, 15 November 1940, page 24.



The following photographs of the exterior are from the Tooth & Co. yellow cards from 1949 and 1960. They both represent the original appearance of the ground floor façade with lighter colours (tiles) and what is likely to be a Tooth & Co. poster.



Figure 129 – Piccadilly Hotel, 1949.

Source: Noel Butlin Archives, Piccadilly Hotel  
Darlinghurst Card 4, side 2.



Figure 130 – Piccadilly Hotel, 1960.

Source: Noel Butlin Archives, Piccadilly Hotel  
Darlinghurst Card 4, side 2

The following is an example of the Tooth & Co. posters, displayed at Tooth & CO. Pubs of the era. These were used to advertise their own brews.



Figure 131 – Tooth & Co. Advertisement poster  
designed by Tom Watson c.1930.

Source: MAAS.

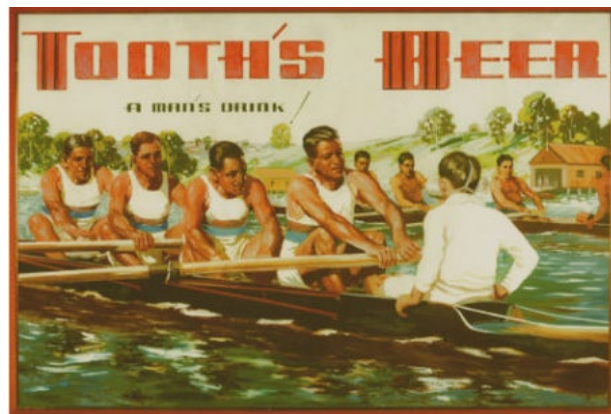


Figure 132 – Tooth & Co. Advertisement poster  
designed by Tom Watson c.1930.

Source: MAAS.

Between the 1990s and early 2000s, the Hotel underwent significant works to the interior. Works included:

- Alterations to the design and finishes to both the interiors, on the ground and first floor and to the eastern façade on the ground floor.
- Removal of original details and fixtures, including the ground floor and first floor bar. While a bar has been retained on the first floor in the same location, the detail and overall design differs from the existing.
- Construction of a roof over existing balcony first floor (enclosure of existing beer garden on first floor) and new bar to the proposed.



Figure 133 – The eastern façade of the Piccadilly Hotel in 2000. Prior to the ground floor façade works.

Source: City of Sydney Archives, file 048/048712



Figure 134 – The eastern façade of the Piccadilly Hotel in 2014. After the ground floor façade had been altered and awnings installed above the first-floor balcony.

Source: Art Deco Heritage, <http://artdecoheritage.blogspot.com/2011/10/picadilly-hotel.html>.



The following photographs taken in 2009 show the appearance of some of the areas prior to the most recent change in ownership and the closure of the Hotel.



Figure 135 – Southern side of the ground floor lounge area, with entrance to the games room on the right (frosted glass door).

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 136 – Northern side of the ground floor, dance room/area with a DJ booth at the rear. These floorboards have been removed.

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 137 – View north-east on first floor, towards Contemporary bar.

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.

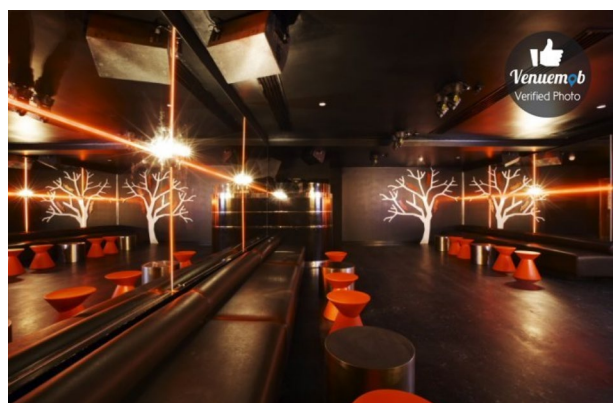


Figure 138 – View across bar area showing contemporary fitout.

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.





Figure 139 – View across bar area showing contemporary fitout.

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 140 – View east within, room off the infilled area (former terrace) with original paint rail painted white and other new finishes.

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.

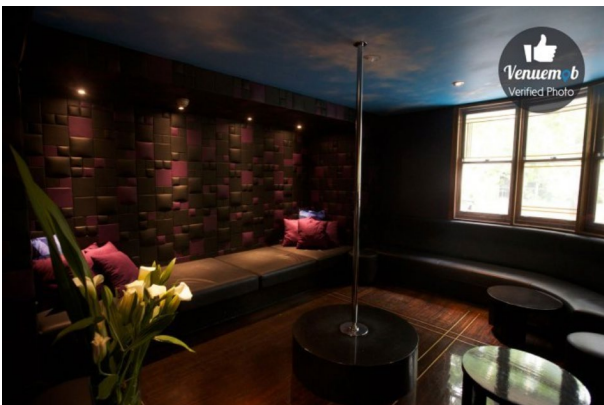


Figure 141 – View north-east on the first floor within corner room. Black and purple padding is still in place, however most of the other fixtures and finishes have been removed.

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.



Figure 142 – View south-east on the first floor. Remnants of the wall paper and paint have been retained but other fixtures and features have been removed.

Source: Venue Mob,  
<https://venuemob.com.au/venues/sydney/soho-bar-and-lounge>.

The Hotel has not been operational since it was closed and changed ownership to the current owner (refer to Table 3). During that time, the recent fitout shown in the photographs above was largely removed, leaving the Hotel underutilised.

### 3.5. CONSTRUCTION DATE

The hotel was constructed in 1938.

### 3.6. OWNERSHIP AND OCCUPATION

The following table summarises the ownership of the site from 1831-1948. The site was originally subdivided into two lots and was not combined until 1875.

Table 3 – Ownership and occupants.

Year	Owner	Tennent/Name	Note/Source
1831	Part Edward Hallen Part Alexander Macduff Baxter	N/A	Land titles.
1868	Thomas Edward Barry	N/A	This was for the northern lot only.  Torrens Titles, Volume 67, Folio 3 (14 <sup>th</sup> May 1868).
1874	Mary Josephine O'Dowd and Patrick O'Dowd.	N/A	Sale of the northern lot to the O'Dowd's who owned the southern lot.  Torrens Titles, Volume 67, Folio 3 (27 <sup>th</sup> January 1874).
1880-1882	Patrick O'Dowd	Hotel Arthur Parkinson	Assessment Book (1845-1948) – City of Sydney Archives
1891	Patrick O'Dowd	Hotel Thomas Anderson	Assessment Book (1845-1948) – City of Sydney Archives
1896-1901	Patrick O'Dowd	Hotel Thomas Jackson	Assessment Book (1845-1948) – City of Sydney Archives
1907	Estate of Patrick O'Dowd	Hotel Herbert Crow	Assessment Book (1845-1948) – City of Sydney Archives
1911	Estate of Mary O'Dowd	"Austral Club Hotel" William H Rooney	Assessment Book (1845-1948) – City of Sydney Archives
1914	Estate of Mary O'Dowd	"Austral Club Hotel" William P Neil	Assessment Book (1845-1948) – City of Sydney Archives
1918	Estate of Mary O'Dowd	"Austral Club Hotel" Arthur H Hendy	Assessment Book (1845-1948) – City of Sydney Archives
1921	Estate of Mary O'Dowd	"Austral Club Hotel" Ernest D. Waller	Assessment Book (1845-1948) – City of Sydney Archives

Year	Owner	Tennent/Name	Note/Source
1924-1925	Estate late Mary O'Dowd	"Austral Club Hotel" Elizabeth Collier	Assessment Book (1845-1948) – City of Sydney Archives
1930	Estate late Mary O'Dowd	"Austral Club Hotel" Alfred Loebel	Assessment Book (1845-1948) – City of Sydney Archives
1932-1936	Estate late Mary O'Dowd	Hotel. Llewellyn John Laws.	Assessment Book (1845-1948) – City of Sydney Archives
1936	Tooth & Co.	N/A	Torrens Lands and Titles, Volume 178, Folio 43.(15 <sup>th</sup> September 1936).
1939-1948	Tooth and Co.	"Piccadilly Hotel" Henrietta Patterson	Assessment Book (1845-1948) – City of Sydney Archives  Torrens Lands and Titles, Volume 178, Folio 43.

### 3.7. ALTERATIONS AND ADDITIONS

The following table summarises the alterations and additions that have taken place at the Piccadilly Hotel. The information has been provided by City of Sydney Archives.

Table 4 – Alterations and Additions

Year	Description	File no./detail
1938	Demolish existing & erect new building	0164/38
1953	Construction of two cold rooms in the basement.  Lemont, Niblett & Daubney Architects	Date:18/5/53
1961	New cold room in basement.  Kenneth B. Spain and Associates. Architects.	Drawing 762/385  Date: 3/2/1961
1976	Mechanical Ventilation	1127/76
1981	Erect a projecting wall sign displaying the tooth & Co. logo, all in accordance with plans submitted.	44/81/0001
1986	Alterations to existing & provide new ladies toilets on the ground floor.  J. Pettit.	2523/86.
1993	Alterations and Additions to Hotel including new casino bar on the ground floor.	S/XSK/1993/914  D/1993/223
1994	Erect two neon signs to awning (under awning).	S/XSK/1994/897



Year	Description	File no./detail
1994	Erect two under awning signs (to erect two under awning signs measuring 2.4m x 0.3m)	D/1994/742
1994	Mechanical Ventilation to Piccadilly Hotel (Mechanical ventilation to 1 <sup>st</sup> floor bathroom)	S/XSK/1994/1033
1995	Alts and Adds to Hotel including upgrading of fire stair.	S/XSK/1995/741
1997	Alterations & Additions to existing hotel (Alterations involving infill of 3 windows at rear)	S/XSK/1997/625 D/1997/311
1997	Construct roof over existing balcony first floor (enclosure of existing beer garden on first floor) and new bar to the proposed.	S/SK/1997/498 D/1997/121
1999	Alterations and additions to Hotel.	D/1999/1128
1999	Installation of ATM with signage	D/1999/1343
2000	Alterations to basement area to allow for extension of existing nightclub catering for 400 Piccadilly Hotel (Soho bar).	D/2001/435
2001	Internal refurbishment of Piccadilly Hotel (Soho Bar)	D/2001/435
2005	Alterations & Additions to Hotel (internal ground and first floor, and external ground floor alterations to an existing hotel including a place of public entertainment to both floors and an increase of 200 patrons to the capacity of the first-floor bar.	D/2005/1459

### 3.8. HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to the place are provided in Table 5.

Table 5 – Historical Themes

Australian theme	NSW theme	Notes	Discussion
4. Buildings settlements, towns and cities.	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	The subject site was originally designed with approximately 12 accommodation rooms. The room layout remains evident on the second floor.

Australian theme	NSW theme	Notes	Discussion
8 Developing Australia's Cultural Life	Creative Endeavour	Activities associated with the production and performance of literary artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	The subject site was designed by Prevost and Ancher in the Functionalist style typical of the 1930s and 1940s. The subject hotel was rebuilt during a key period of hotel rebuilding in Australia. As shown in the comparative analysis table below, the subject site has key features of the 'new style of Hotels' from the Inter War period.
8 Developing Australia's Cultural Life	Leisure	Activities associated with recreation and relaxation.	<p>The hotel was constructed by Tooth &amp; Co. in 1938. Tooth &amp; Co. were well known for redeveloping or rebuilding hotels during the Inter War period to modernise their Hotels.</p> <p>The open balcony at the rear was described as a "popular feature" of the Hotel after it opened in 1938.<sup>6</sup></p> <p>The Piccadilly Hotel operated as a public bar on the ground and first floor and Hotel on the second floor from it's opening in 1938. In the early 2000s the Hotel was converted to a night club and the second floor was used as office spaces.</p>

<sup>6</sup> The U.L.V.A Review, 15 November 1940, page 24.