

# **Attachment A**

**Planning Proposal – Proposed heritage items, Potts Point: Kingsley Hall, 1A Elizabeth Bay Road; The Bourbon Hotel, 22-24 Darlinghurst Road; The Empire Hotel, 32-32A Darlinghurst Road**

**Appendix 1: Heritage Assessment 18-32 A Darlinghurst Road, 2 Roslyn Street, Potts Point – PTW Architects**

**Appendix 2: Inventory sheets**

# Planning Proposal

## – Proposed heritage items,

### Potts Point:

Kingsley Hall, 1A Elizabeth Bay Road;  
The Bourbon Hotel, 22-24 Darlinghurst Road;  
The Empire Hotel, 32-32A Darlinghurst Road.

August 2018



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Cover image: Studio Zanardo, Urban Design Study, Darlinghurst Road, Potts Point Streetscape - Elevations Study, July 2018

# Introduction

This planning proposal explains the intent of, and justification for, the proposed amendment to Sydney Local Environmental Plan 2012 (SLEP 2012). The amendment will identify three heritage items for inclusion in Schedule 5 located in Potts Point.

The proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act) and the relevant Department of Planning guidelines, including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

## Background

### Site identification

This planning proposal relates to the following places within Potts Point, as described in Part 3 and mapped in Part 5:

- Kingsley Hall, 1A Elizabeth Bay Road - Lot 1 DP 191425
- The Bourbon Hotel, (formerly The Bourbon and Beefsteak), (part) 22-24 Darlinghurst Road – part of Lot 1 DP 1097710
- The Empire Hotel, 32-32A Darlinghurst Road - Lot 1 DP 510235

Kingsley Hall is privately owned by various parties under Strata Plan No 10070. It comprises a ten-storey Art Deco apartment block, constructed with a concrete frame and clad in distinctive red face textured brickwork with Aztec motifs incorporated within the detailing of the brick parapets.

The Bourbon Hotel is privately owned by Piccadilly Freehold Pty Limited. It comprises two early 20th century mansion-style terrace houses, with Italianate detailing, plus a 1950s extension which have been incorporated into entertainment facility.

The Empire Hotel is also privately owned by Piccadilly Freehold Pty Limited. It is a three-storey commercial/entertainment building constructed in 1962.

### Planning background

Following a recent development application submitted for 18-32 Darlinghurst Road, Potts Point (D2017/1705) involving demolition of the majority of structures in this location, and the subsequent community response to this proposal, the City of Sydney commissioned a heritage assessment of 18-32A Darlinghurst Road, 1A Elizabeth Bay Road and 2 Roslyn Street. The primary purpose of this heritage study is to confirm which properties on these sites should be considered for heritage listing.

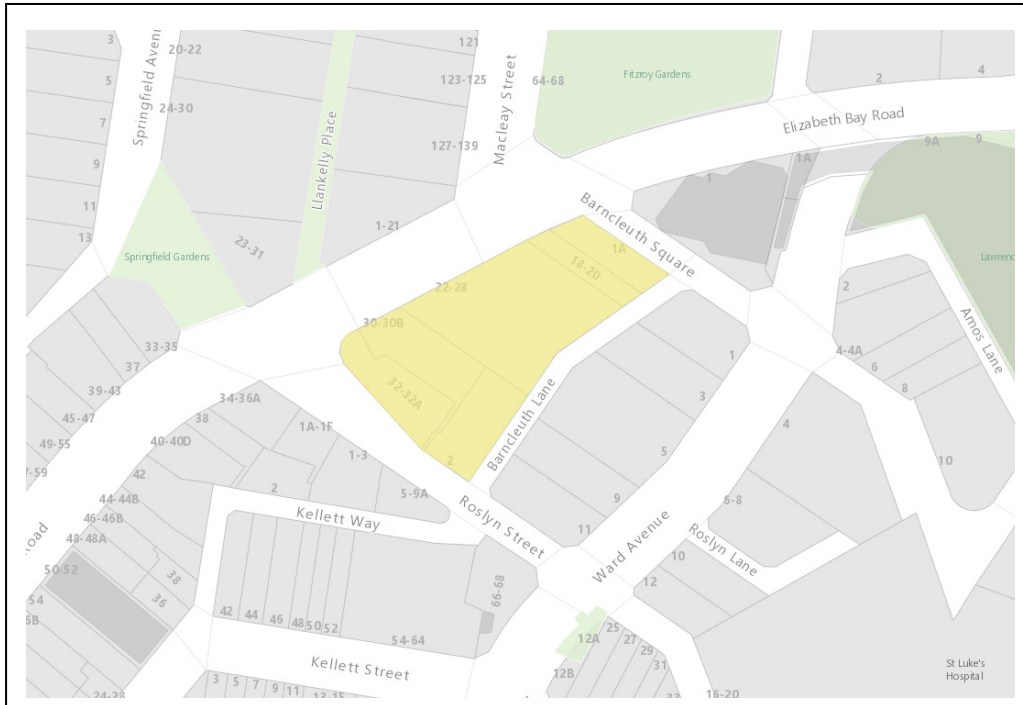
The City commissioned PTW Architects to carry out this heritage assessment, and to subsequently prepare inventory sheets for any potential heritage items. The heritage assessment is included at Appendix 1. This report identifies 3 buildings as potential heritage. Draft inventory sheets for these items are attached at Appendix 2. This planning proposal is to include these items into Schedule 5 of Sydney Local Environmental Plan 2012.



## Study area and scope

The heritage study investigates the heritage significance of the block bounded by Darlinghurst Road, Roslyn Street, Barncleuth Lane and Elizabeth Bay Road (Barncleuth Square) in Potts Point. This is shown in Figure 1.

**Figure 1: Study area shaded yellow**



## Study findings

The heritage study report is included at **Appendix 1**. This study concludes that of the sites investigated, three have a high degree of heritage significance that warrants their potential listing as heritage items on Sydney Local Environmental Plan 2012.

## Assessment of significance for listing

The Heritage Council of NSW guideline outlines seven criteria of local heritage significance to determine whether an item warrants local listing. Only one of these seven criteria needs to be satisfied at the local level for local heritage listing. The proposed sites satisfy one or more of these Heritage Council criteria of local heritage significance for local listing. It is noted some may also be state significant, however this comparative level of importance is determined by the Heritage Council of NSW, and is not required for local listing.

Progressing local heritage listing for the proposed heritage items will ensure the local heritage significance of these properties is appropriately considered and maintained as part of future plans or redevelopment.

## Part 1 – Objectives or intended outcomes

The objective of the planning proposal is to recognise and protect the heritage significance of these buildings in Potts Point, as identified in Part 2.

The intended outcomes to achieve these objectives are to:

- List buildings or complexes in Potts Point as heritage items in Schedule 5 of Sydney Local Environmental Plan 2012 (SLEP2012) as follows:
  - Kingsley Hall, 1A Elizabeth Bay Road - Lot 1 DP 191425
  - The Bourbon Hotel, (formerly The Bourbon and Beefsteak), (part) 22-24 Darlinghurst Road – part of Lot 1 DP 1097710
  - The Empire Hotel, 32-32A Darlinghurst Road - Lot 1 DP 510235

## Part 2 – Explanation of the provisions

The final clauses in Sydney Local Environmental Plan 2012 would be subject to drafting and agreement by Parliamentary Counsel's Office but may be written as follows to achieve the intended outcomes

### Heritage schedule amendments

The planning proposal seeks to amend the SLEP 2012 Schedule 5 heritage schedule by inserting or altering the following items as shown below in **Table 1**. Text to insert is shown as **bold underline**. Text to omit is shown as **~~bold strikethrough~~**.

**Table 1 – Proposed amendments to Schedule 5, Environmental heritage, Part 1, heritage items**

Locality	Item name	Address	Property description	Significance	Item no.
<u>Potts Point</u>	<u>Kingsley Hall including interiors</u>	<u>1A Elizabeth Bay Road</u>	<u>Lot 1 DP 191425</u>	<u>Local</u>	<u>I2289</u>
<u>Potts Point</u>	<u>(part) The Bourbon Hotel including front facade to depth of 8 metres from front facade</u>	<u>22-24 Darlinghurst Road</u>	<u>part of Lot 1 DP 1097710</u>	<u>Local</u>	<u>I2290</u>
<u>Potts Point</u>	<u>The Empire Hotel</u>	<u>32-32A Darlinghurst Road</u>	<u>Lot 1 DP 510235</u>	<u>Local</u>	<u>I2291</u>

The heritage item naming convention conforms with existing listings in Schedule 5, which include building interiors. This is in accordance with the directions contained in the Standard Instrument (Local Environmental Plans) Order 2006, which require the item name to briefly describe significant features.

The features noted in the above item names are described further in the supporting information contained in the heritage inventories included at **Appendix 2**. The non-statutory heritage inventories can continue to be updated as new information becomes available, such as through completion of a conservation management plan.

## Part 3 – Justification

### Section A – Need for the planning proposal

#### **Q1. Is the planning proposal a result of any strategic study or report?**

Yes. The planning proposal is a result of a heritage assessment block bounded by Darlinghurst Road, Roslyn Street, Barncleuth Lane and Elizabeth Bay Road (Barncleuth Square) in Potts Point, prepared by PTW architects completed in August 2018. The City of Sydney commissioned this strategic study in response to a development application for part of this site.

The items identified in this planning proposal are recommended for investigation for listing in this study, with supporting draft heritage inventories. These establish that these recommended heritage items meet at least one of the Heritage Council criteria for local listing for their local heritage significance.

The heritage study is included in **Appendix 1**. The draft heritage inventories are included at **Appendix 2**.

#### **Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. Appropriate heritage protection for these three sites is best achieved through identification as a local heritage item in an environmental planning instrument. .

City of Sydney has authorisation to make interim heritage orders for unlisted buildings under the Heritage Act 1977, however these items are included within an existing Conservation Area, preventing the City's ability to make an interim heritage order. A more strategic approach is preferred as recommended in this planning proposal. No immediate threat to these buildings is known to warrant any emergency form of heritage protection.

Progressing local heritage listing for these proposed heritage items will ensure the local heritage significance of these sites are appropriately considered and maintained as part of future plans or redevelopment. It will also ensure prior formal consultation with the land owners and broader community. These outcomes are only achieved in the longer term through the proposed listing.

### Section B – Relationship to strategic planning framework

#### **Q3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?**

Yes. See comments below.

## **Greater Sydney Region Plan: A Metropolis of Three Cities**

The Greater Sydney Region Plan, completed in March 2018, is the Greater Sydney Commission's vision for a Greater Sydney of three cities where most residents live within 30 minutes of their jobs and services. City of Sydney is situated within the "Eastern Harbour City".

This plan sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. This sets out how the State Government's 10 directions for a Greater Sydney are to be implemented through integrated planning. These 10 directions, with 40 supporting objectives, address infrastructure, liveability, productivity and sustainability. This planning proposal is consistent with these high level directions and objectives. In particular it addresses the liveability great places direction objective:

*Objective 13: Environmental heritage is identified conserved and enhanced*

By proposing to consult the community for listing these new heritage items, this planning proposal will fulfil this object.

## **Eastern City District Plan**

The Eastern City District Plan completed by the Greater Sydney Commission in March 2018 is a 20-year plan to manage growth in the context of economic, social and environmental matters. The district plan identifies 22 planning priorities and associated actions that support a liveable, productive and sustainable future for the district. This planning proposal gives effect to the following key planning priority and actions:

*Liveability Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage*

*Action 26 - Identify, conserve and enhance environmental heritage by:*

- (a) engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place*
- (b) applying adaptive re-use and interpreting heritage to foster distinctive local places*
- (c) managing and monitoring the cumulative impact of development on the heritage values and character of places.*

This priority seeks to enhance the district's liveability by identifying, conserving and enhancing the heritage place-makers in local centres and neighbourhoods. It notes that heritage buildings contribute to an area's sense of place, its distinctive character, and diversity of built form and uses, and bring people together. Conserved heritage buildings are some of the attributes of liveable great places acknowledged in this plan, which attract residents, workers, visitors, enterprise and investment into centres.

In proposing to consult the community to identify these sites of assessed local heritage significance, this planning proposal will address the district plan by encouraging the retention and continued use of these place-makers, as part of the distinctive identity of central Sydney.

Early informal engagement with the community on proposed planning controls for the block indicated support for acknowledging local significance of these buildings and the function over the years.

Subsequent community consultation has been conducted as part of Council's review of the existing planning framework. CRED Consulting and Micromex Research and People, Place and Partnership were commissioned to undertake an online survey and workshop with the local community to better understand views concerning character, built form and experience along Darlinghurst Road, both now and in the future.

The consultation asked specific questions about the social, cultural or historical value or significance of The Bourbon and The Empire Hotel with a large number of responses noting that these sites were important to them, with particular focus on their iconic nature, historic, architectural and aesthetic significance, contribution to local character and streetscape, and in the case of The Empire Hotel, how it is considered significant to the LGBTIQ+ community.

The community consultation has provided Council with insight into the values and concerns of the local community and has directly informed the proposed planning controls.

**Q4. Is the planning proposal consistent with council's local strategy or other local strategic plan?**

Yes. See comments below.

**Sustainable Sydney 2030 Strategic Plan**

The City's Sustainable Sydney 2030 Strategic Plan is the vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This planning proposal is consistent with the key directions of Sustainable Sydney 2030, particular Direction 7 for 'A Cultural and Creative City.

The planning proposal identifies these sites in Potts Point as heritage items, thereby providing for their conservation, a diversity of building stock in their vicinity and allowing future generations to understand the historic development of Kings Cross. The listing will ensure future development considers and maintains the heritage significance of these sites.

**Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?**

Yes. The planning proposal is consistent with and does not contradict or hinder application of the following applicable State Environmental Planning Policies (SEPPs):

- SEPP No 1—Development Standards
- SEPP No 33—Hazardous and Offensive Development
- SEPP No 64—Advertising and Signage
- SEPP No 65—Design Quality of Residential Flat Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017
- SEPP (Infrastructure) 2007
- SEPP (Miscellaneous Consent Provisions) 2007
- SEPP (State and Regional Development) 2011

The planning proposal is consistent with and does not contradict or hinder application of the following applicable with former Regional Environmental Plan (REP) for the Sydney and Greater Metropolitan Regions, which is deemed to have the weight of SEPPs:

- Sydney REP (Sydney Harbour Catchment) 2005

**Q6. Is the planning proposal consistent with applicable ministerial directions (s.117 directions)?**

The planning proposal has been assessed against each Section 117 direction. The consistency of the planning proposal with these directions is shown in the table below.

**Table 2 – Consistency of the planning proposal with ministerial directions**

No	Ministerial direction	Comment
1.1	Business and Industrial Zones	Consistent. The planning proposal will not reduce the total potential floor space area for employment uses and related public services in business zones.
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable
2.1	Environment Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Consistent. This planning proposal provides for the conservation of heritage items.
2.4	Recreation Vehicle Areas	Not applicable
3.1	Residential Zones	Not applicable
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrating Land Use and Transport	Consistent.
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable

No	Ministerial direction	Comment
4.1	Acid Sulphate Soils	Consistent. This planning proposal does not contradict or hinder application of acid sulphate soils provisions in Sydney LEP 2012.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Not applicable
4.4	Planning for Bushfire Protection	Not applicable
5.1	Implementation of Regional Strategies	Consistent. This planning proposal is consistent with key strategic goals and directions within the Greater Sydney Region Plan and the District as outlined above.
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8	Second Sydney Airport, Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable
5.10	Implementation of Regional Plans	Consistent. As addressed above.
6.1	Approval and Referral Requirements	Consistent. This planning proposal does not include any concurrence, consultation or referral provisions nor does it identify any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent. This planning proposal will not affect any land reserved for public purposes.
6.3	Site Specific Provisions	Consistent. This planning proposal does not introduce unnecessarily restrictive site specific controls.
7.1	Implementation of A Plan for Growing Sydney	Consistent. This planning proposal is consistent with this direction and does not hinder implementation of A Plan for Growing Sydney or the Greater Sydney Region Plan
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable



No	Ministerial direction	Comment
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable

## Section C – Environmental, social and economic impact

### **Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. The planning proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats.

### **Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

No. It is unlikely that the proposed amendment to the heritage schedule of SLEP 2012 will result in development creating any environmental effects that cannot readily be controlled.

### **Q9. How has the planning proposal adequately addressed any social and economic effects?**

Identification of these heritage items in Potts Point will facilitate retention of buildings that may have significance to community. No changes to the zoning are proposed. The merit-based heritage provisions provide capacity for Council and any proponent to take into account these matters when development is proposed. Listing may activate conservation incentives for listed buildings, including flexible uses.

## Section D: State and Commonwealth interests

### **Q10. Is there adequate public infrastructure for the planning proposal?**

Yes. The proposed properties to be identified as heritage items are well located in relation to existing public transport infrastructure, utility services, roads and essential services.

### **Q11. What are the views of State and Commonwealth public authorities consulted in the gateway determination?**

The Heritage Council of NSW will be consulted during the public exhibition. The identification of these heritage items, based on a comprehensive heritage assessment, is consistent with Heritage Council standards.

It is not considered necessary to consult with other public authorities as the planning proposal relates to the listing of local heritage items that are privately owned.



Local heritage listing will identify heritage impacts as a consideration if public works are proposed for the identified sites, however will not constrain Crown development.

## Part 4 – Mapping

The heritage map tiles HER\_022 will be updated to shade in brown the location of the new heritage items. The heritage map extract at **Figure 2** show the new heritage items.

**Figure 2: Kingsley Hall, The Bourbon Hotel & The Empire Hotel, items 2289-2291**



## Part 5 – Community consultation

### Public Exhibition

The public authority consultation and exhibition process for the planning proposal will be subject to the conditions on the gateway determination issued by the Greater Sydney Commission. The consultation will take place in accordance with the gateway determination under section 3.34 of the Environmental Planning and Assessment Act 1979 and the relevant provisions of the Environmental Planning and Assessment Regulation 2000.

A 28-day public exhibition is recommended with notification:

- on the City of Sydney website;
- in newspapers that circulate widely in the City of Sydney Local Government Area; and

- in writing to the owners, the adjoining landowners, relevant community groups, and the surrounding community in the immediate vicinity of the sites.

## Part 6 – Project timeline

The anticipated timeframe for the completion of the planning proposal is as follows:

**Table 3 – Anticipated timeframe for planning proposal**

Action	Anticipated date
Commencement / gateway determination	October 2018
Public exhibition & government agency consultation	November 2018
Consideration of submissions	December 2018 – January 2019
Post exhibition consideration of proposal	February 2019
Draft and finalise LEP	February 2019
LEP made (if delegated)	March 2019
Plan forwarded to DoPE for notification	March 2019

## Appendices

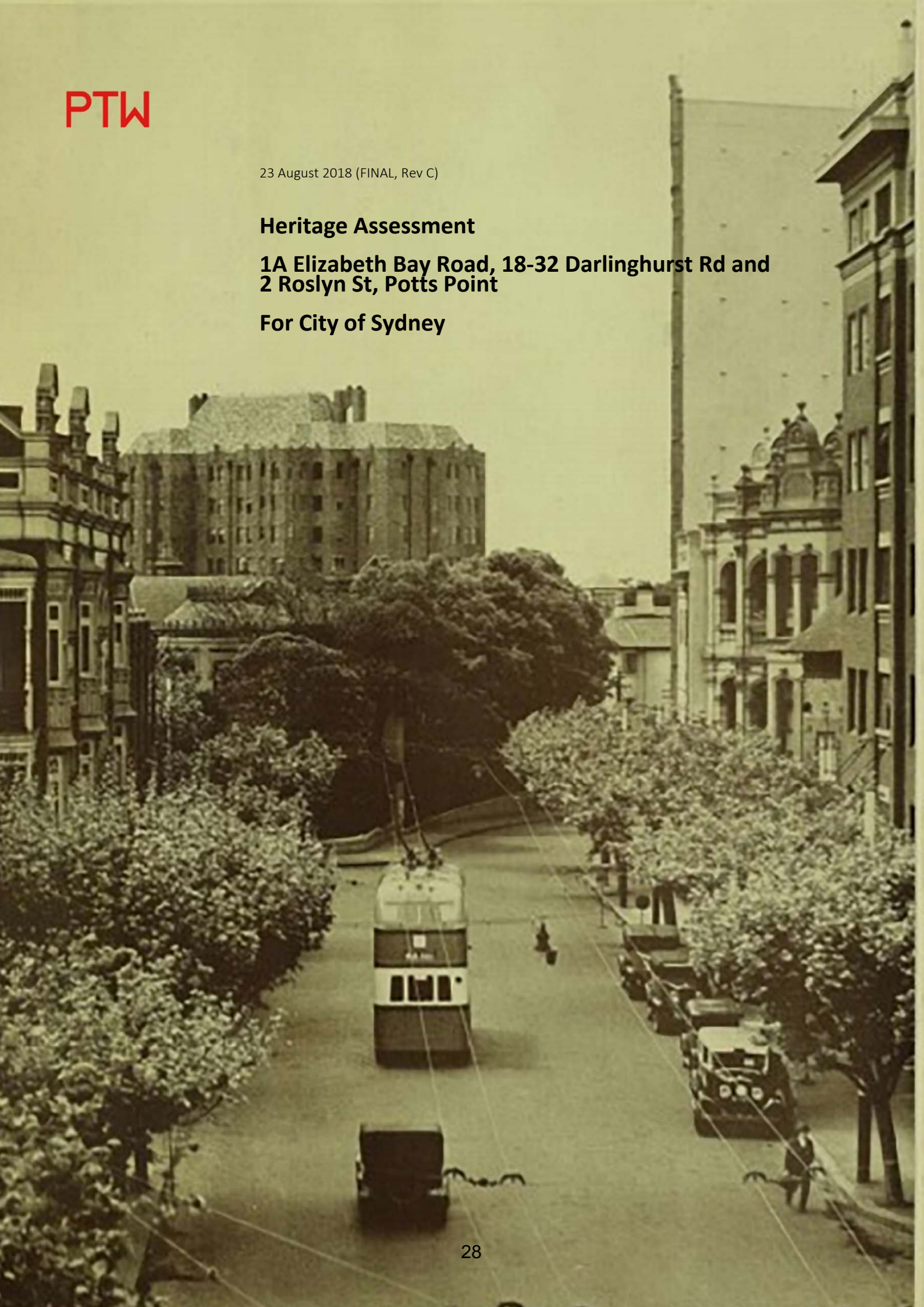
- 1. Heritage Assessment: 18-32A Darlinghurst Road, 2 Roslyn Street, Potts Point, 22 June 2018.**
- 2. Draft Heritage inventories for recommended heritage items**

23 August 2018 (FINAL, Rev C)

**Heritage Assessment**

**1A Elizabeth Bay Road, 18-32 Darlinghurst Rd and  
2 Roslyn St, Potts Point**

**For City of Sydney**



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<b>Version Control</b>			
<b>Issue</b>	<b>Date</b>	<b>Comment</b>	<b>Author</b>
A	4 May 2018	DRAFT Rev A Issue	PTW Architects
B	23 June 2018	DRAFT Rev B Issue	PTW Architects
C	23 August 2018	FINAL Rev C Issue	PTW Architects

*Front Cover: Darlinghurst Road with 18-32A Darlinghurst Road shown to the right. Image: The Home, 1934*

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## EXECUTIVE SUMMARY

This heritage assessment for the properties at 1A Elizabeth Bay Road, 18-32A Darlinghurst Road and 2 Roslyn Street, Potts Point has been prepared for City of Sydney by PTW Architects. This assessment sets out to facilitate a greater understanding of this place supported by the history and development of the buildings within this city block since their construction. The history of this city block reveals a complex pattern of change and evolution and an assessment of the relative heritage significance of the present buildings has led to differences in cultural significance being recommended.

The flat building Kingsley Hall at 1A Elizabeth Bay Road, Potts Point forms the northernmost portion of this city group of buildings. Dating to 1929, this building has heritage significance yielding information on the design, construction and use of luxury flats within the City of Sydney before WW II. External features include its well-preserved form and prominent elements such as its face brick Art Deco façade. Having landmark character and links to the past through historic photography, Kingsley Hall building should continue to be used for residential purposes in a way that conserves its significant fabric.

The three-storey former terrace group at 22-24 Darlinghurst Road, now forming part of The Bourbon Hotel also has heritage significance. This terrace group has high historic significance through its long relationship with former residential use, private hospital and nightclub uses; this being representative of the changes to the community of Potts Point. The façade of this building group, and the external space facing onto the street, has moderate aesthetic and high social significance. External features include its well-preserved form and prominent elements such as the Italianate façade with later 1950s addition. Importantly, the social links to the past are well recorded in historic photography. The building elements should be conserved and reconstructed and integrated with ongoing mixed uses in a way that conserves its significant fabric and immediate external street edge spaces.

Of similar heritage importance is The Empire Hotel, containing the site of the former Les Girls night club. The setting for this place has high historic and social significance as demonstrated through its relationship with the area's nightclub use and the growing acceptability for the LGBTQI community; this being representative of the community within Potts Point. Importantly, the social links to the past are well recorded in historic photography. Elements of the building, including the performance space and signage, should be reinterpreted and integrated with new uses in a way that conserves the social significance of this important place.

The multistorey buildings including Lowestoft at 20 Darlinghurst Road, The Commodore at 30 Darlinghurst Road and former Clivedon Flats at 2 Roslyn Street, have been identified as contributory items within the Potts Point Heritage Conservation Area (HCA). These three properties continue to meet the criteria established by the City of Sydney for contributory items as outlined in the City of Sydney Development Control Plan 2012.

This report is set out under five sections. The substance of Documentary Evidence is contained under Section 2 while the Physical Analysis is contained under Section 3. Recommendations regarding Heritage Significance, the conclusion of this report, are contained within Section 5.



## 1.0 INTRODUCTION

### 1.1 Background and Objectives of the Study

This Heritage Assessment for 1A Elizabeth Bay Road, 18-32A Darlinghurst Road and 2 Roslyn Street, Potts Point has been prepared for The Council of the City of Sydney. The subject properties, located within a Conservation Area of local heritage significance.

### 1.2 Location and Site Context

The city block containing the subject sites is located on the east side of Darlinghurst Road and is bounded by Barncleuth Square and Fitzroy Gardens to the north, Roslyn Street to the south and Barncleuth Lane to the east.

The building group consists of a mixture of 3 – 10 storey buildings, which are constructed of rendered and/or face brick and built in a variety of architectural styles, with the earliest building in this group dating to the 1890s. Consisting of ground floor retail and hospitality uses, bars, residential flats and tourist accommodation, the existing building group forms a varied yet distinctly cohesive city block within an historic streetscape (*refer Figure1*).



Figure 1: Site Plan. Image: SIX Maps

### 1.3 Heritage Listings

The building group of this study area forms part of the Potts Point Conservation Area (*refer figure 2*).

The following extract from the State Heritage Inventory notes:

Statement of Significance:

*The Potts Point Conservation Area provides evidence of the subdivision of the early land grants and the consolidation of development in Potts Point during the nineteenth and twentieth centuries, reflecting the evolution of the locality from a district of substantial nineteenth century villas, to one characterised by terraces of late nineteenth and early twentieth century interspersed with early to mid-twentieth century apartment housing and several surviving grand houses. Together with adjoining Elizabeth Bay and Rushcutters Bay, nowhere else in Australia were apartments built to this height or level of density. This creates streetscapes of strong urban form and Victorian, Federation and Inter-war character.*

*The area provides building types which represents the last 150 years of development and coexist in a harmonious way. Despite the intrusive nature of later high-rise towers, whose impact is disproportionate to their proportion of built area, the area provides a highly cohesive character although the towers visually dominate the background of low scale streetscapes.*

*The commercial strip along Darlinghurst Road, together with Fitzroy Gardens and the El Alamein Fountain, provide a continuing civic and visual focus for the area.*



Figure 2: Heritage Map – Sheet HER\_022 (extract). Image: City of Sydney LEP 2012.

#### Physical Description

*The Conservation Area adjoins Garden Island Naval Depot to the north. The boundary follows roughly the rear of properties that front the western side of Victoria Street whilst Kings Cross Road forms its southern boundary. Ward Avenue and the rear of properties fronting Macleay Street are along its eastern boundary.*



*The area slopes north along Victoria Street and Macleay Street which is the highest point. The area has a dense urban character. Around Victoria Street and Tusculum Street the scale is predominantly three storey Victorian Terraces. Around Rockwall Crescent, Manning Street and Onslow Place high early twentieth century apartments cluster around the original villas, Rockwall and Tusculum, on subdivided allotments.*

*There are some fine examples of grand terraces in particular in Challis Avenue and parts of Victoria Street and Rockwell Crescent. Macleay Street provides a mixture of ten storey high-rise early twentieth apartment and late nineteenth three storey residential and commercial. Significant 20th century apartment blocks in the street include 4 Macleay Street, Macleay Regis at Nos 10-12, Seldson at No 16, 20 Macleay Street, Manar at Nos 40A -42, Kingsclere at No 48, Werrington at No 85, Byron Hall at Nos 97-99 and Cahors at 117 Macleay Street.*

*The north- western side of Wylde Street, which falls within the conservation area, is a continuation of Macleay Street and is characterised by a number of 20th century residential flats, mainly two to three storeys with the exception being the post - war International Style building at No 17, and a number of grand villas including Bomera at No 1 and Tarana at No 1A.*

*Darlinghurst Road forms part of a "bright light" entertainment and commercial strip, and features various forms of commercial and retail enterprises along with cafes, take away food shops, gaming venues, bars, hotels and adult entertainment venues. The built form is predominantly 3-4 storey commercial with some residential.*

*Important institutional sites include the St Vincent's School Group in Victoria Street, which includes a Victorian Gothic style chapel, and the Wayside Chapel.*

*There are patches of open space provided at Springfield Gardens at the northern end of Springfield Avenue, Arthur McElhone Reserve in front of Elizabeth Bay House and Fitzroy Gardens.*

Street Rating for Darlinghurst Road:

*Darlinghurst Road: Predominantly 3-4 storey commercial / residential development of mixed character. Strong street alignment and continuous awning. [Some] Detracting shopfronts.*

*Rated B*

Further information, general:

*The area, while evidence of a dramatic change in scale was by no means a complete transformation of the area. [sic] Whether due to site availability or planning, the variation in height is a characteristic of the area. Part of its aesthetic qualities relates to the mixture of building scale and topographical height which creates reasonable amenity and access to view. The area has already reached a high level of density and increased density should be discouraged. Improvements to façade treatments could be encouraged by slight increased development potential.*

Information is taken from:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=24357>

[11](#)

#### **1.4 Methodology and Terminology**

This heritage assessment uses primary sources as well as information contained in the inventory sheets in the State Heritage Inventory. The study team visited the properties on 26 April 2018 to undertake condition surveys, with access facilitated by Warren Duarte, Development Manager for Iris Capital. This inspection did not involve any disturbance of fabric as the buildings were occupied at the time of the surveys.

The methodology of this assessment is guided by the study brief, dated March 2018, including consistency with the Burra Charter in accordance with recognised heritage processes. Terminology is consistent with the Burra Charter and has been prepared having regard to the methodology outlined in the *NSW Heritage Manual* guidelines for the preparation of Conservation Management Plans (NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, November 1996, as amended July 2002.)

This assessment also follows the approach set out in *The Conservation Plan*, by James Semple Kerr (National Trust of Australia (NSW), fifth edition, 2000) and the guidelines of *The Burra Charter: The Australia ICOMOS Charter for the Places of Cultural Significance 2013* (the Burra Charter). Conservation terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the NSW Heritage Office and the Burra Charter.

#### **1.5 Limitations**

This report does not include a formal Social Significance Assessment, but the social significance of the site has been discussed. Separately, the City of Sydney has initiated community consultation as part of their review of the existing planning framework for the site. CRED Consulting and Micromex Research and People, Place and Partnership were commissioned to undertake an online survey and workshop with the local community to better understand views concerning character, built form and experience along Darlinghurst Road, both now and in the future. The consultation asked specific questions about the social, cultural or historical value or significance of The Bourbon Hotel and The Empire Hotel with a large number of responses noting that these sites were important to them, with particular focus on their iconic nature, historic, architectural and aesthetic significance, contribution to local character and streetscape, and in the case of The Empire Hotel, how it is considered significant to the LGBTIQ+ community.

This report does not include an archaeological assessment of the site nor does it assess issues associated with natural values, flora or fauna. Historical sources and reference material used in the preparation of this report are acknowledged and referenced at the end of each section and/or in figure captions. Reasonable effort has been made to identify, contact, acknowledge and obtain permission to use material from the relevant copyright owners.

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## 1.6 Author identification

This heritage assessment has been prepared by:

- Diane Jones, Architect and Executive Director of PTW Architects (Architects Registration No.4778);
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- Glenn Harper, Senior Associate PTW Architects (Architects Registration No.6561);
- Moya Lum, Knowledge / Research Manager, PTW Architects, and
- Claudia Yang, Graduate of Architecture.

## 1.7 Terminology and Abbreviations

The following abbreviations are used:

BA	Building Application
CMP	Conservation Management Plan
DCP	Development Control Plan
GAB	Government Architect's Branch, subsequently GAO
GAO	Government Architect's Office, formerly GAB
GPO	Government Printer's Collection of images and videodisks held at the Mitchell Library
LEP	Local Environmental Plan
NAA	National Archives of Australia
NLA	National Library of Australia
NMA	National Museum of Australia
ML	Mitchell Library
SCC	(former)Sydney City Council
SHR	State Heritage Register
SLNSW	State Library of NSW
SLV	State Library of Victoria
SMH	Sydney Morning Herald
SRNSW	State Records of NSW



## 2.2 Thematic History

Owing to the early and intensive use of Potts Point by Europeans, there has been limited opportunity to investigate archaeologically the indigenous occupation of the area. The presence of Aboriginal people, however, in the locality and their dislocation dating from European settlement in the late 18th century is recognised, while not included in the description of the phases of development for this city block.

*The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora. There is no written record of the name of the language spoken and currently there are debates as whether the coastal peoples spoke a separate language "Eora" or whether this was actually a dialect of the Dharug language. Remnant bushland in places like Blackwattle Bay retain elements of traditional plant, bird and animal life, including fish and rock oysters.*

*With the invasion of the Sydney region, the Cadigal and Wangal people were decimated but there are descendants still living in Sydney today. All cities include many immigrants in their population. Aboriginal people from across the state have been attracted to suburbs such as Pyrmont, Balmain, Rozelle, Glebe and Redfern since the 1930s. Changes in government legislation in the 1960s provided freedom of movement enabling more Aboriginal people to choose to live in Sydney.*

Information is taken from:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2435711>

### 2.3 Phase 1: The Villas of Darlinghurst (to c. 1850)

The subject block was once part of the grounds of Roslyn Hall, a substantial villa designed for Thomas Barker by Ambrose Hallen around 1833.<sup>1</sup> In addition to erecting a substantial villa and grounds, Barker erected windmills on his estate. The quality of houses erected north of what is now William Street was tightly controlled and the initial grant holders were required to erect a villa to the value specified by the Governor.

The villas of Darlinghurst were oriented towards the views and the harbour. Each house was set in extensive grounds and was sited well back from the road. Darlinghurst Road and Macleay Street ran along the ridge and each villa had its own carriage drive and rear stables and outbuildings. Barncleuth Avenue and Roslyn Street are both named for the now demolished villas, and the street names have their origins in access roads to the stables and rear wings. No views of Roslyn Hall from Darlinghurst Road have been located as the surviving images by artists such as Conrad Martens show the house from within the grounds, as do later photographs. The earlier Trigonometrical Maps for this part of Sydney do not fully overlap however part of the Roslyn Hall estate is shown. The Metropolitan Detail Series Map shows the location of Roslyn Hall and the entrance gates off Darlinghurst Road just prior to the subdivision (*refer figure 4*).

The occupiers of Roslyn Hall during the 1880s were Charles Chauvel and later, his widow. The property remained in the family and was part of the estate of Elizabeth Amelia Parry Long, a descendant of Barker by marriage. Roslyn Hall survived until around 1937 when it was demolished to make way for flats. Following subdivision, Barncleuth Lane separated the house with some of its grounds from the allotments facing Darlinghurst Road (*refer figure 5*).

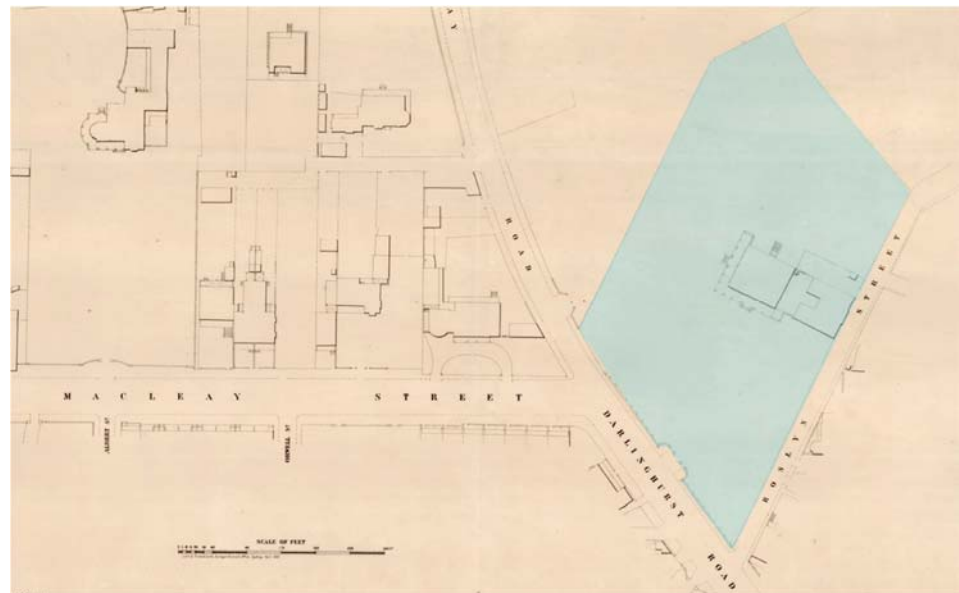


Figure 4: Extract from the Metropolitan Detail series plan showing Roslyn Hall and the gates to Darlinghurst Road. Image: SCC Historic Atlas

<sup>1</sup> The subdivision of Darlinghurst by Governor Darling (after whom the area is named) and the series of architect-designed villas erected from the late 1820s to the early 1840s was the subject of the Villas of Darlinghurst exhibition held at the State Library of NSW in 2002.

## 2.4 Phase 2: Subdivision for Townhouses and Terrace Mansions (1850-1907)

From around the mid-1850s onwards, the grounds of substantial Darlinghurst villas were subdivided and substantial rows of town houses or individual mansions were erected such as Maramanah on the current site of Fitzroy Gardens.

Another mansion Barncleuth, designed by James Hume for the wine merchant John Brown, was erected on land subdivided from Alexander Macleay's Elizabeth Bay estate in the early 1850s. Purchased by Robert Amos in 1881 the property was subdivided into splendid building sites. The house and its immediate grounds were retained by Amos who commissioned the architect J. J. Clarke to transform the house into a substantial Italianate villa, which became known as Kinneil house. The mansion Barncleuth / Kinneil survived until 1971, and the site is now Lawrence Hargrave Reserve and the carpark underneath.

The block fronting Darlinghurst Road, which had been subdivided from the grounds of Roslyn Hall, was put up for sale in September 1889. There appears to have been, however, little initial interest in developing this block unlike the subdivision of the adjacent Barncleuth Estate, which had begun in the early 1880s. The subdivision of this block retained a portion of the grounds to Roslyn Hall and the house itself, which was separated from the subdivision by a 20ft lane, later named Barncleuth Lane. The subdivision also created a street that separated the adjacent Barncleuth Estate and its house, becoming known as Barncleuth Square. The subdivision of the Roslyn Hall Estate was undertaken by the Sydney Permanent Freehold Land and Building Society, a building society that undertook substantial subdivisions, such as the progressive release of land in Annandale. The original subdivision of the block (refer to figure 5) incorporated eleven sites facing Darlinghurst Road: two corner sites were set out with a frontage of 9.2m approx. while nine mid-block sites had a frontage of 8.24m approx. Kingsley Hall and Lowestoft are currently the only two properties which align to this original subdivision pattern (shown as Lots 11 and 10 on Figure 5).

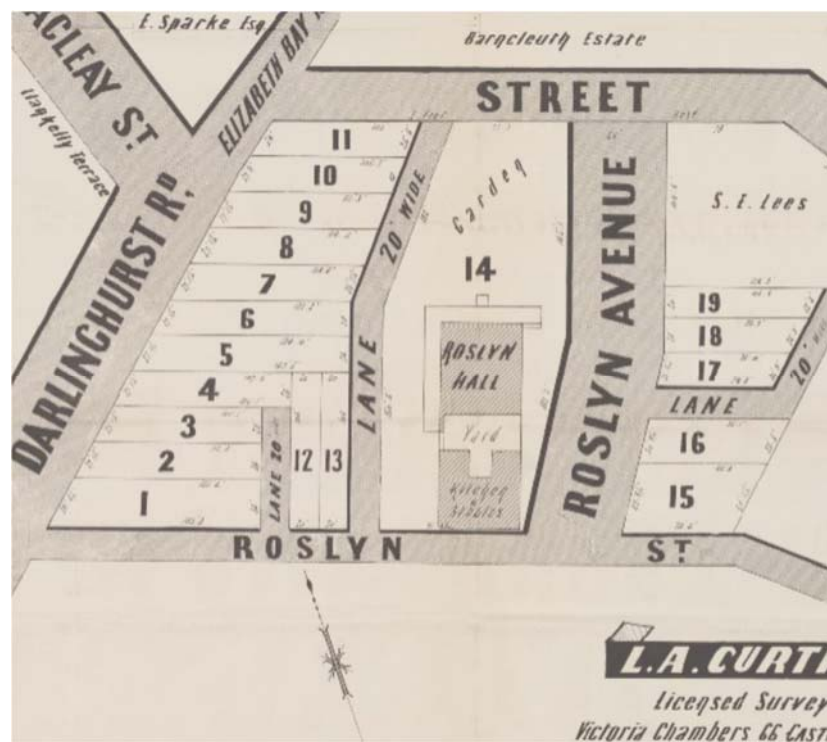


Figure 5: Subdivision of the Roslyn Hall Estate, "for sale at the Auction Rooms, 313 Pitt Street on Tuesday 10th September 1889 at 11.30 am". Image: NLA Map Folder 49, LFSP702

#### 2.4.1 Fordon, 32 Darlinghurst Road, c. 1891

The Sands Directories and Rate books record that only one house was initially erected within the subdivision along Darlinghurst Road. Fordon at No. 32 Darlinghurst Road, erected for Rose and Henry Nelson, first appears in the rate books in 1891.<sup>2</sup> The Nelsons purchased lots 1-4 of the Roslyn Hall Estate subdivision. Henry and Rose Nelson (born Rose Alexander) continued to occupy Fordon until their respective deaths in 1912 (Rose) and 1915. After their marriage in Sydney in 1878 the Nelsons had lived in Sydney where their first child Evelina was born the following year. After a number of years in Walgett the Nelsons had returned to Sydney by 1885, initially living at Herberto Terrace in Glebe where their son Gustav born. Nelson & Co operated a substantial store in Walgett known as the Great Western Store. Two of their daughters were born in Walgett.

The Nelson children Eveline, Miriam, Esther and Gustav lived at Fordon. Esther died at home aged 15 in 1898. The family were Jewish and many of the substantial residences in the Potts Point and Darlinghurst area were owned by Jewish families. The choice of a Polish (or Prussian) place name of the house may indicate the origins of family. The Water Board plan of 1939 shows a bay fronted villa with a front verandah and the outline of the house can be seen on later civic surveys. The Rate Assessment Books record that Fordon was a substantial two-storey brick house with a slate roof that contained 12 rooms. A glimpse of the house can be seen in a 1930s image in the Council's collection (*refer figure 6*). The architect of Fordon has not yet been identified. Until around 1899 Fordon was the only house (numbered 32 Darlinghurst Road) in the block. The grounds of Fordon extended as far as the southern boundary of No. 28 Darlinghurst Road. The popularity of the area with Jewish businessmen may have been as it was within walking distance of the city and the main Synagogue on Elizabeth Street.

Fordon remained a single-family residence and the Nelson family remained at Fordon until 1915/1916. Mrs Fordon took her surviving daughters to England on an extended visit in 1906. The girls returned with her to Sydney unmarried. The occupier of the house in 1907 was Lewis Levy, indicating that the family was still away. It was at Fordon that Miriam Nelson married the optician Adolph Basser, later Sir Adolph Basser in 1912. Adolph Basser was born in Krakow and trained in optometry in Berlin, though while travelling in NSW, he described himself as a Viennese optician. This time spent in Europe prior to his arrival in Australia in 1908/09 led to his being under suspicion during the Great War (despite having been naturalised the year after his marriage).

The surviving Nelson children inherited Fordon, the 'superior surplus furniture and effects' of which were sold in April 1916 by Miriam Basser. The sale included walnut furniture, a dining room suite and a separate dining table as well as superior Axminster and Brussels carpets.<sup>3</sup> Fordon was purchased by Dr Weston Maher who remained in residence until after the adjacent block of flats had been erected, although by then he had sold the land.

Miriam and Eveline were already wealthy, owning property in Clarence Street that had been purchased in 1910. After each inheriting a third of their father's estate, Miriam Basser and her unmarried sister Eveline continued to invest in the series of companies Adolf Basser was involved in and undertook charity work. At the time of her death in 1940 Eveline Nelson was still living in Darlinghurst in a flat at the Savoy<sup>4</sup> in Hardie Street, while the Bassers lived in Edgecliff. Eveline's death, it was reported, robbed Sydney of one of its most energetic

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<sup>2</sup> The house is alternatively described as being in Potts Point.

<sup>3</sup> SMH 7 April 1916

<sup>4</sup> The Savoy erected in 1919 to designs by Claude Hamilton. Federation Arts & Crafts. Built for Mr W H James and Miss Cleary. Distinguished residents included Dame Eadith Walker and Mrs Ure Smith. Sixth floor dining room, meals delivered. Commissar (doorman like NY). Described as the classiest apartment block.



workers.<sup>5</sup> The Savoy where Miss Nelson lived was a highly respectable building whose tenants had included Dame Eadith Walker and Mrs Ure Smith. Living near town was convenient for women who undertook charity work. The Nelson's former residence Fordon survived until the early 1960s, hidden behind a series of shops. The Bassers were major philanthropists. Basser College at the University of NSW is funded by a substantial gift from the Basser Foundation established in 1950, as were other scientific, educational and medical institutions and research projects in Sydney and Melbourne.



*Figure 6: A photograph of one of the Darlinghurst Road stalls taken in 1933 held in the Council's collection labelled "fruit stall at the corner of Springfield Avenue and Darlinghurst Road" appears to be of the opposite corner and showing Fordon in the background. Image: SCC CRS 51 Demolition Books via ArchivesPix 001/001812*

#### **2.4.2 Lowestoft, 20 Darlinghurst Road, 1896**

Unlike Fordon, Lowestoft was erected as an investment by the Guy family of Potts Point and the family never lived in the house. Alice Noble Guy, the wife of Robert Guy, of Guylyn, 128 Victoria Street, Potts Point had purchased land in the Roslyn Estate subdivision during the 1890s. The Guy family had been living in Victoria Street since at least 1885, having previously lived in Glebe and by 1896 owned two substantial semi-detached houses No. 126 and 128 on the corner of Orwell Street. Correspondence between Robert Guy and the Council in August 1896 advised the Town Clerk that the house in Darlinghurst Road close to Barncleuth Street was being erected by his wife.<sup>6</sup> Robert Guy a 'well-known worker in charitable and philanthropic movements' and for thirty years had been the honorary secretary of the City Night Refuge and Soup Kitchen died in 1898.<sup>7</sup> Advertisements show that Robert Guy sold a number of suburban allotments as well as selling wine. The property may always have been intended for their daughter Alice.

This area on the border with Potts Point was an upmarket residential area and Lowestoft was the second of the two substantial houses erected on land subdivided from the grounds of Roslyn Hall during the 1890s and for the first few years of its life was No. 4 Darlinghurst Road. There were once grounds on the north-eastern side of the Lowestoft and views towards Elizabeth Bay that were blocked when Kingsley Hall was built in the 1920s. The original form of the house seems to have been, like Fordon, a bay fronted residence containing 10 rooms, however, the difference in values suggests that the residence erected

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<sup>5</sup> Sun 1 September 1904

<sup>6</sup> SCC Letters Received 26/286/1124

<sup>7</sup> Daily Telegraph 13 September 1898

by Mrs Guy was not as elaborate as Fordon.

No documentary evidence has been located to indicate that Lowestoft was erected as a boarding house or residential chambers, as is claimed by previous studies. An advertisement placed in 1899 for house and parlour maid noted that the occupiers of Lowestoft only had one child. A number of the initial tenants, like the occupants of Fordon, were Jewish, with events such as Bar mitzvahs being recorded in the Hebrew Standard. The first tenants were Joseph Levy and S. Abrahams, then P. Abrahams. The house was also known as 'Lowe's Loft'.

Neither Mrs Alice Guy or her daughter are listed as occupying Lowestoft. The house was one of their investment properties. At some point after 1914 the property was transferred by the widowed Mrs Robert Guy (Alice Noble Guy) to her only daughter, also named Alice. At the time of her death in 1919 the widowed Mrs Guy was living in Roslyn Street, presumably with Noble family members who are listed in the directories rather than at the home of her now married daughter.<sup>8</sup> The Guy's property in Victoria Street had been sold.

Alice Alma Guy married John W. S. Haslam in 1914, the son of the architect English-trained architect and sanitary engineer John Haslam.<sup>9</sup> The Haslams had lived in Barcom Avenue and Darlinghurst Road for many years. At the time of his marriage John W. S. Haslam was employed in the Chief Secretary's Department. The ceremony was performed by Alice's cousin the Rev H. J. Noble.<sup>10</sup> Alice Haslam retained ownership of the property in Darlinghurst until her death.<sup>11</sup> The architect has not yet been identified and no photographs of the original configuration of houses have been located beyond glimpses in general views of the Darlinghurst Road and Macleay Street. The setting of the house has been completely changed by the creation of Fitzroy Gardens and the demolition of the other substantial residences at the intersection of Macleay Street and Darlinghurst Road.

### **2.4.3 Lister and Lynn (later Uralla and Lynn), 26-28 Darlinghurst Road, 1903-4**

The asymmetrical semi-detached houses at No. 26-28 Darlinghurst Road, erected in 1903-04, were initially tenanted by professional men, surgeon William McKay at Lister (No.26) and Judge, the Honourable William Walker McGregor at No. 28. The architect of this Federation Arts and Craft style building has not been identified, although drawings of the building survive in a later building application, dated 1939 (BA 39/0874) (*refer figure 7*).

Until the construction of the Commodore at No. 30, there were no buildings between this pair of houses and Fordon to the south. This pair of houses formed part of the estate of Adolph[us] Rogalsky, a Land Agent, property owner and merchant who had lived in Levuka, Fiji during the late 1860s and 1870s before settling in Sydney. Like the Nelson family, Rogalsky was Jewish and hailed from Poland. A prominent member of the Jewish community in Sydney, he died in 1905,

*The death was announced on Friday evening, April 7th, of Mr. Adolphus Rogalsky, at his residence, 50 Bayswater road, Darlinghurst, Sydney. The end came peacefully after a long illness. He was born at Lask, Russian Poland, in 1838. Mr. Rogalsky arrived in Australia in 1860, and resided in Fiji for about seven years, at a time prior to the annexation by the British Government. On his return to Sydney he went into business at 42 Hunter-street, that being his office until his demise. He resided for very*

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<sup>8</sup> Possibly Alan Noble who was occupying No. 12 Roslyn Street, one of Eliza Parry Longs properties

<sup>9</sup> Sunday Times 8 March 1914

<sup>10</sup> Raleigh Sun 20 Feb 1914

<sup>11</sup> The transfer of the title mentioned in the previous history (Urbis) may be a mortgage as Alice Guy and Alice Haslam are the same person.

many years at the Glebe, Sydney. In 1873 he was married to Miss Phoebe Mitchell, eldest daughter of the late Mr. David Mitchell of Sydney, who survives him, with their two sons, Mr. David Mitchell Rogalsky and Mr. Julian Cecil Rogalsky. Mr. Adolphus Rogalsky was of the orthodox members of the community and took a very great deal of concern in the establishment of a Chevra Keddusha, and the various communal institutions.<sup>12</sup>

By 1907 the widowed Mrs Rogalsky was living in one of the pair of houses on Darlinghurst Rd, having previously lived with her husband in Bayswater Road. She did not remain in the house for long. Under the terms of her husband's will Mrs Rogalsky received a substantial annuity of 750 pounds so could afford to live elsewhere in Darlinghurst.<sup>13</sup> The other house was occupied by Leslie Walford (1907) and subsequently by Elizabeth Walford (1911). Some indication of the character and importance of the residences can be gained from the sale by Lawsons of the contents of No. 26, now known as Uralla in 1912: bedroom and dining room furniture, including a piano and billiard table, are to be sold.<sup>14</sup>

In 1918 and 1927, the pair of houses in Darlinghurst Road were still listed as being part of the estate of A. Rogalsky. No. 26, known as Uralla since around 1912, together with No. 28, was still known as Lynn. Phoebe Rogalsky died in 1919. The Rogalskys also owned land in Addison Road, Manly and elsewhere in inner Sydney.

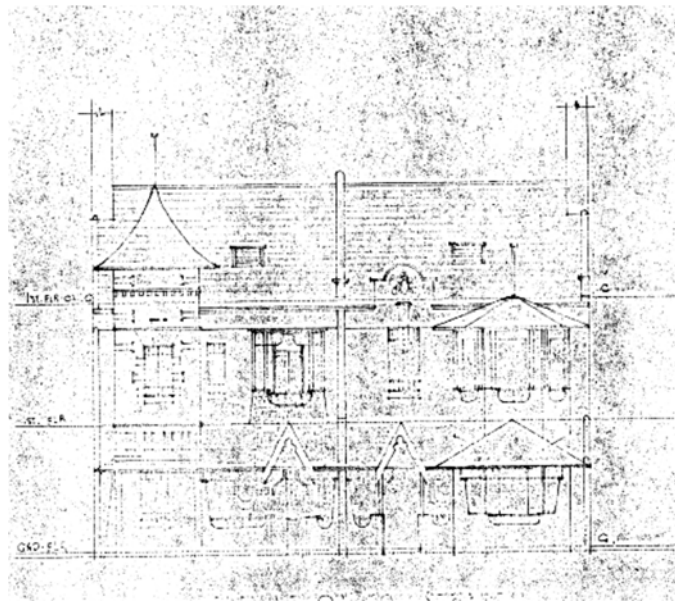


Figure 7: Extract from the BA, approved 23 October 1939, showing the original elevation of Lister and Lynn. This BA, prepared by the architect Richard Simpson, was for the construction of three street facing shops and involved the demolition of the front garden, street façade front and substantial internal alterations of the pair of houses. Image: City of Sydney Archives.

#### 2.4.4 St Louis (later The Russell) and The Charlemount, 22-24 Darlinghurst Road, 1904

Around 1904 a substantial pair of houses was erected at No. 22-24 Darlinghurst Road for William J. Blakewell, necessitating the renumbering of the adjacent house as No. 20 (refer figure 8). The architect for this substantial building has not been identified. In terms of its style, the building

<sup>12</sup> Hebrew Standard, 14 April 1905 The Rogalsky's concern to establish facilities in Sydney so that proper Jewish burial rites could be held was the result of the death of their son Hillier.

<sup>13</sup> Australian Star 3 July 1905

<sup>14</sup> SMH 27 April, 1912

was somewhat old fashioned, although its scale and Italianate detailing responded to the context of the series of substantial mansions and terrace houses in the Springfield Avenue and Macleay street area, all of which have now been demolished. The design was to attract a particular standard of tenant and may have been influenced by the substantial additions to the adjacent villa Barncleuth by the well-known architect J. J. Clark in the early 1890s, the design of which was published. These extensions turned Barncleuth into a substantial trophy house, a conspicuous display of wealth. Other substantial Italianate houses in Challis Avenue erected in the 1890s also feature similar tiers of arcades, which are more characteristic of Melbourne houses of this period. The owner of No. 22-24 was William Bakewell who was a wealthy brick, tile and pottery works owner. William John Bakewell had already erected (or altered) St Aubins at Scone and a second house Airlie around the time that No. 20-24 was commenced. Bakewell also commenced a substantial house at Clifton Gardens for his family that the locals referred to as Bakewell's folly. No. 22-24 was one of a number of investments Bakewell erected and products from the firm's factory may have been employed. W. J. Bakewell died in 1917 at his estate in Taylors Bay, Mosman and his obituary noted that he was a:

*Native of Nottingham, England and was one, the second of four brothers, who came, first to New Zealand and then to Sydney in their boyhood. With two of the brothers, Messers Thomas and Jack Bakewell, was founded, many years back, the now widely known and extensive brick, tile and pottery works at St Peters near Sydney under the name of Bakewell Brothers... The most generous gift of the site of the Scott Memorial Hospital [Scone] is one with which his name will ever be associated... The late Mr Bakewell was a man of untiring industry and great business capacity, and had been failing health for some time.<sup>15</sup>*

The income from his substantial estate was to be paid to his widow, and after her death, to be held in trust for his children and grandchildren.<sup>16</sup> The Bakewells owned No. 22-24 until 1922 when the sale of the estate commenced.

#### **2.4.5 The Charlemount Private Hospital, 24 Darlinghurst Road, 1904-1919**

The Charlemount Private Hospital (later known as The Charlemont Private Hospital after 1919) was established by Susan Bell McGahey at No. 24 Darlinghurst Road in 1904, with an entry appearing in the 1905 Sand's Directory (*refer figure 8*). This was not the first private hospital in Darlinghurst, and it is a use that continues in the area today. Susan McGahey was one of the most senior nurses in the state and had served as matron for two substantial NSW hospitals, the Carrington Centennial Hospital at Camden and the Royal Prince Alfred Hospital (RPAH) in Camperdown. In 1901-1902 Matron McGahey travelled to England and American to see developments in nursing and attend a Nursing Conference in Buffalo. The Sydney Mail reported that she had 'brought back with her many new and modern ideas for practical use'.<sup>17</sup>

She had resigned from RPAH after a disagreement with Dr Anderson Stuart about the training of nurses and set up her own private hospital on Darlinghurst Road where she could supervise nurse training without interference. The hospital was in operation by July 1904. Susan McGahey was involved in developments in nursing and the training of nurses at an international level. Irish-born and London-trained in the Nightingale tradition, Susan McGahey was a career woman, one of the two most influential nurses in the profession in NSW, the other being Lucy Osborne at Sydney Hospital. Nurse McGahey's hospital had numerous VIP patients and their health, deaths or recovery were reported in the press. Nurses who had worked at the Charlemount were highly regarded, and this was often

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<sup>15</sup> Scone Advocate 2 March 1917

<sup>16</sup> Daily Telegraph 10 May 1917

<sup>17</sup> Sydney Mail 22 March 1902

mentioned in appointments. Operating rooms were added in 1910, the drawings of which survive at Council. By 1916 Susan McGahey turned over the management of the hospital to another nursing sister. She died of cancer in 1919 and the contents of Charlemont Private Hospital were sold.



*Figure 8: Postcard of The Charlemont Private Hospital (later known as Charlemont Private Hotel), c.1910. The Charlemont, at 24 Darlinghurst Road, was to operate as a private hospital from 1904-1919 and on another occasion from 1929-1934. Nos 22 and No 24 were built in 1904 as speculative up market terrace mansions by William J. Bakewell for the conservative professional wanting to live in a “mansion”. This typical Potts Point housing type was to change and by 1918 the boarding house (and residential chambers) were a major housing type in the area. Image: Joseph Lebovic Collection, NMA*

### **2.5 Phase 3: Boarding Houses and Residential Chambers (1907 – c. 1925)**

Articles written in 1908-1909 describe the phenomenon of boarding houses and residential chambers, particularly in the Darlinghurst area. Between 1898 and 1908 what had been single-family houses were informally adapted to serve as accommodation for single people or couples from wealthier families choosing to live further out of the city.<sup>18</sup> The articles noted that the motor car had helped this trend, but so had the expanding tram network. The difference between boarding houses and residential chambers were the facilities and types of meals provided. At residential chambers, breakfast was served and while residents could make their own tea, they had to eat elsewhere at ‘three penny’ and/or ‘six penny’ restaurants. This, it was noted, was why Sydney has so many restaurants.

Church-sponsored papers like the Catholic Press believed boarding houses were not proper homes, noting that students, widows and widowers and young married couples had to make

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<sup>18</sup> Sydney Mail 10 June 1908

do due to the cost of owning or renting a cottage. Children in particular, it was believed, suffered in this form of accommodation and in many boarding houses children were not permitted. By around 1908 half of Sydney was described as living in boarding houses.<sup>19</sup> Some boarding houses were segregated, taking gentlemen or women only. The change from substantial family homes to boarding houses in the suburbs near to the commercial heart of a city is not particular to Sydney, but could also be found in cities such as Dublin and London. In the case of the Darlinghurst / Potts Point area, living in a boarding house (and later a flat) became what would now be termed a lifestyle choice. Those who for a variety of reasons did not wish to conform to the norms of suburban living began to gravitate to the area.

### 2.5.1 Lowestoft, refurbished as a boarding house, 20 Darlinghurst Road, 1907 and 1929

The first indication of the house at No 20 Darlinghurst Road, having been subdivided into flats was in 1907, when a balcony flat containing two rooms and another flat of three rooms at Lowes' Loft was advertised. The following year accommodation at Lowestoft for county visitors was advertised.<sup>20</sup> In 1925 Lowestoft was described as residential chambers and the occupiers changed frequently. The property was extended for Alice Haslam in 1929. Council records includes a Building Application BA0023/2 for proposed alterations and additions to No. 20 Darlinghurst Road, Darlinghurst including shop front extension, extension of the back wing with overhead yard and laundry, also S. O. [sleep out] balconies and two extra bathrooms. These works were for Mrs A. A. Haslam, 116 Bellevue Hill Road, Bellevue Hill. The architect's name is not on the plans. This was the first shop to be constructed in the row.

The water coloured series of plans submitted to Council in 1929 show that the house, originally built for Alice Guy, survived within the later additions. The two-storey bay window and the first-floor balcony were shown to be removed and the front was extended to form a shop front (*refer figure 9*). The premises were being used as a residential or boarding house. A kitchen and dining room were shown on the ground floor. The remaining rooms were bedrooms, including behind the shop on the ground floor. What would have originally been the kitchen was also converted into bedrooms with coke breeze partitions. The new façade was to be given an Inter War Mediterranean style façade (with still extant lead light windows), which can be seen in the later postcard of Kingsley Hall held in the National Museum of Australia (*refer figure 15*). By 1931 the building was variously described as Lowestoft containing 14 (or 15) flats, and a shop. Alice Guy, later Alice Haslam, retained the property until at least 1948. Alice Alma Haslam died in 1951, by which time she was residing at 667 Old South Head Road.

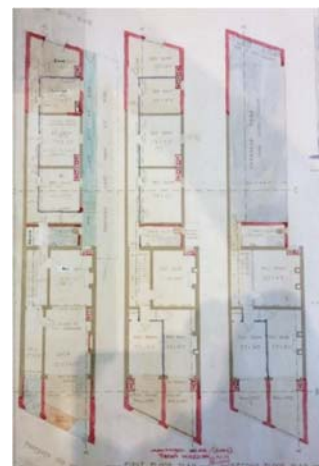


Figure 9: Plan to Lowestoft at No. 20 Darlinghurst Road, 1929. This plan identifies change from a terrace house to a multiple room boarding house with a ground floor shop. Image: City of Sydney Archives.

<sup>19</sup> Catholic Press 8 July 1909

<sup>20</sup> SMH 22 August 1908

### **2.5.2 St Louis (later The Russell) as a boarding house, 22 Darlinghurst Road, 1904 – 1936**

St Louis at No. 22 Darlinghurst Road was advertised as a ‘Gentleman’s Home’ in April 1904.<sup>21</sup> The refined home for gentlemen operated by Mrs Alice Scott was new throughout, with modern conveniences, hot and cold running water, sunny rooms and first-class cuisine.<sup>22</sup> Operating a boarding house or residential chambers was a means by which widows could obtain an income. Advertisements for St Louis continued, with a large bright single and double balcony rooms advertised in 1909.<sup>23</sup> In 1912 the contents of the house were sold, in consequence of converting the premises into residential flats.<sup>24</sup> By 1913 the building had become known as The Russell but was still described as being a residence when the premises were sold in 1922 by the Bakewell Brothers, indicating that no substantial changes to the layout had been made.<sup>25</sup>

In 1920 Dr Philip de Luca announced that he had just returned from Italy and that he was resuming practice at No. 22 Darlinghurst Road.<sup>26</sup> Bakewell Brothers of Erskineville lodged an application with Council for alterations that may have been for the Doctors chamber’s.<sup>27</sup>

In September 1922, the Bakewell Brothers liquidated their family estate including,

*The Glengarry Hotel in Redfern, the Yarranabbie and Etham flats at Darling Point, the Charlemont and the Russell in Darlinghurst Road, the manor or Blackwell’s Mansions in Taylor Bay, Clifton Gardens and Garrock as well as numerous terraces of houses in the best parts of Moore Park, Camperdown and Redfern along with thirteen building sites in the suburbs.*<sup>28</sup>

Not all the properties were sold. Despite keen competition, The Charlemont passed in at 8000 pounds. The estate sale raised 60,000 pounds.<sup>29</sup> The Russell had been sold privately just before the auction and it was envisaged that a private sale would also occur for the Charlemont.<sup>30</sup> Furnished flats continued to be advertised as available for let in The Russell in 1925. The Russell, and what was now termed The Clifford at No. 24, was owned by the Boulton family in 1931. In 1936 the property had been sold and became known as the Gleneagles Private Hotel and is discussed further on in this section.

### **2.5.3 The Charlemont (later Charlemont) as a boarding house and private hospital, 24 Darlinghurst Road, 1910-1936**

The Charlemont operated as residential chambers during the 1920s and there was a court case over the sale of the goodwill in 1922. The Charlemont re-opened as a private hospital in the late 1920s, being later relocated further along Macleay Street in 1934. An application for minor alterations dates from 1926 identifying the building’s use as a private hospital; as detailed in BA 26/0054 (*refer figure 10*). After the relocation of the private hospital, No. 24 Darlinghurst Road became a boarding house once again. The application to Council survives, and this gives an idea of the layout at the time (*refer figure 11*).

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<sup>21</sup> SMH 16 April 1904

<sup>22</sup> SMH 4 June 1904

<sup>23</sup> SMH 9 Jan 1909

<sup>24</sup> SMH 22 July 1912

<sup>25</sup> SMH 22 July 1912

<sup>26</sup> SMH 6 Feb 1920

<sup>27</sup> C&LGI 23 Feb 1920

<sup>28</sup> C&LGI 13 September 1922

<sup>29</sup> SMH 20 September 1922

<sup>30</sup> Sunday Times 24 September 1922



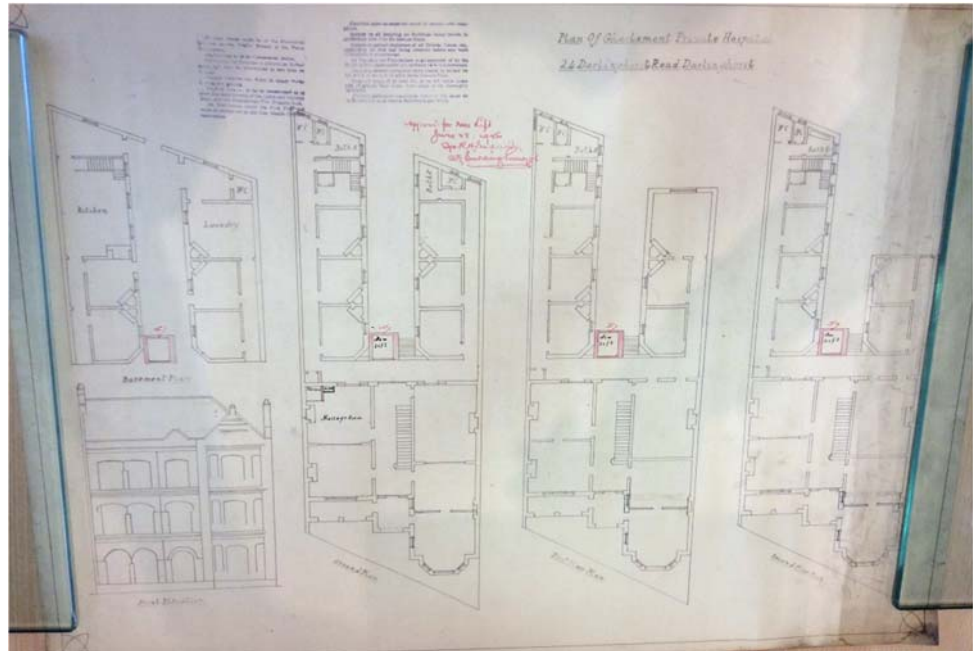


Figure 10: Plan identifying alterations to Charlemount, 24 Darlinghurst Road, 1926. This plan identifies alterations for a private hospital; this being a second time the building was to have this function. Image: City of Sydney Archives

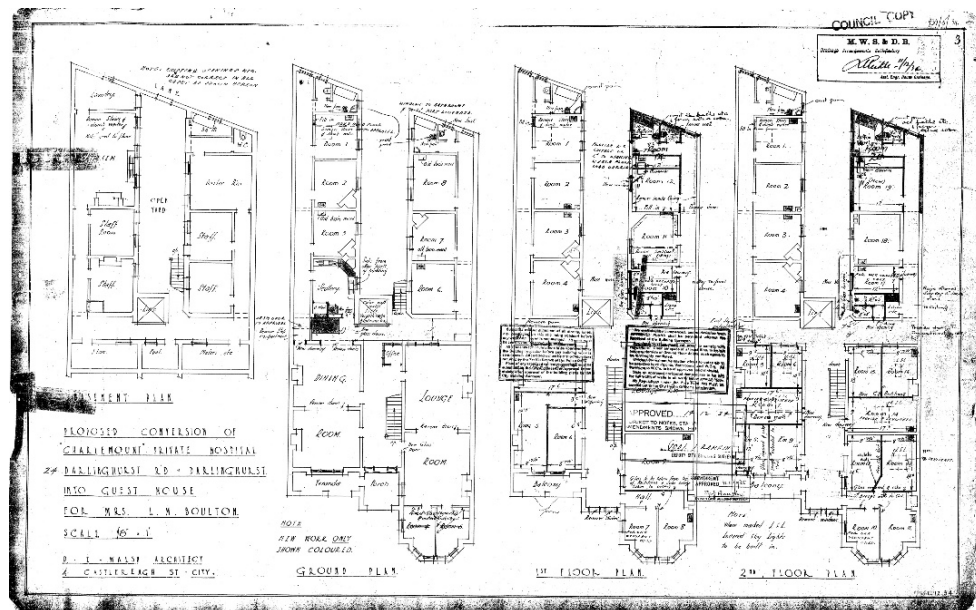


Figure 11: Plan identifying alterations to Charlemount, 24 Darlinghurst Road, 1934. This plan identifies alterations from a Private Hospital to a guest house (boarding house). Image: City of Sydney Archives

### 2.5.4 Uralla and Lynn, as residential chambers, 26-28 Darlinghurst Road, 1925

Uralla was advertised as containing bed-sitting rooms in October 1925, with trays (ie meals) provided if required. A luxuriantly furnished bedsitter was advertised at No. 26 in 1927, and also a single room. An attempt to sell the pair of houses in December 1929 failed, an indication of the decline in the economy following the Wall Street crash. Uralla and Lynn were described as,

*An important property with great prospective value for shops and/or*



*residential...Upon the land are erected a pair of substantial and well-built semi-detached residences of brick, with main roof of slate, and containing wide entrance hall (marble tiled), 10 rooms, large marble tiled bathroom, linen press, kitchen and laundry, second bathrooms &c. No. 26 is vacant but until recently was let at 8 pounds per week. No 28 is let on a monthly tenancy at 8 pounds per week.*<sup>31</sup>

In 1930 the owner is listed as being Gertrude Schofield. In 1931 the Daily Telegraph announced that “Margaret Jaye has taken the top storey of a charming old house, 26 Darlinghurst Road”.<sup>32</sup> Margaret Jaye was an interior decorator whose shop and workshop was further south on Darlinghurst Road and she was a recognisable Darlinghurst identity, the first “trader to have been listed as an interior decorator”.<sup>33</sup> Although her work was frequently featured in popular Women’s Magazines, Design and Art Australia is somewhat dismissive of her as she was not part of the more radical art set.

At some point after 1936 Gertude Schofield sold the pair of houses to the Ginsberg sisters as an investment. By 1938/39 Misses Ginsberg, Rose and Rebecca owned the property and each house was still separately occupied. The Ginsberg family came to Sydney from Perth around 1921, their father having died in 1916. Their mother Bessie Ginsberg applied to council to erect shops and a residence on the corner of Darlinghurst Road and Liverpool Street in 1921 (1 Darlinghurst Road?). By 1927 Mrs Ginsberg owned a house in Macleay Street and a series of portions of land. The family were Jewish and the Ginsberg daughters assisted various Jewish charitable organisations during the 1920s and 1930s. In 1929, after the death of their mother, the family endowed a ward at the Women’s Hospital, Crown Street in her honour.

By 1936 the Ginsberg family owned land and a pavilion in Earl Street (Dr Maurice William Ginsberg and Miss Rebecca Ginsberg), 39-43 Darlinghurst Road (estate of Bessie Ginsberg) and flats at 45-47 Darlinghurst Road (Maurice William Ginsberg and Miss Rebecca Ginsberg) as well as the property at 34/36A owned by Bessie Ginsberg, which had originally been a substantial townhouse. After the death of their mother and marriage of their sister Freda in 1929, the two unmarried sisters Rose and Beck toured Russia; Rose’s detailed descriptions were published as a warning to Australians in 1932<sup>34</sup> The sisters also travelled to Paris and London. In the late 1930s the Misses Ginsberg contributed to the Australian Jewish Welfare Society appeal. The addition of shops to the front of the buildings at 24-26 Darlinghurst Road was undertaken for the Ginsberg sisters in 1939 (*refer figure 12*).

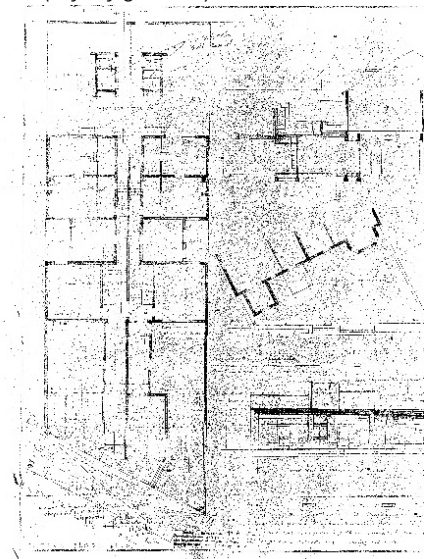


Figure 12: Plan identifying alterations, including ground floor shops, to Uralla and Lynn at 24-26 Darlinghurst Road, 1939. Image: City of Sydney Archives

<sup>31</sup> SMH 7 Dec 1929

<sup>32</sup> Daily Telegraph 5 Nov 1931

<sup>33</sup> The same phrase is quoted in a number of separate sources.

<sup>34</sup> The Sun 15 November 1932, Daily Commercial News 17 November 1932

## 2.6 Phase 4: The Flat Dweller (1925 - 1938)

In 1924 the row of buildings from 20-32 Darlinghurst Road are all listed in the rate assessment books as being houses. From 1925 onwards the density of the block was substantially increased as blocks of flats were erected. Charlemont, at No. 24 operated as a residence from around 1920 until 1929 when it operated as a private hospital for the second time. In 1934 the hospital relocated to Macleay Street where it operated until its premises were requisitioned for wartime use. During this decade three multi-storey buildings were erected within this city block: Kingsley Hall on the corner of Barncleuth Avenue, and the Commodore and Cliveden Flats, both on land subdivided from the grounds of Fordon.

By 1929 Kings Cross was known both for its bohemian character and its aspirations to be more 'continental' in flavour, including basement jazz clubs established in the buildings further to the south. The buildings in the study area do not have full basements.<sup>35</sup> The menace of bohemianism in Darlinghurst to home life was reported nationally in 1938.<sup>36</sup> Flats were considered somewhat immoral by many suburban council alderman, including some of the aldermen of the Sydney City Council. Young couples, spinsters, bachelors, homosexuals and artists, who wished to live life on their own terms, were drawn to the area. Darlinghurst/Kings Cross became the most densely populated area in Sydney. The standard of accommodation varied considerably, depending on what the resident or temporary visitor could afford. By this time blocks of luxury flats were being constructed and the existing large villas and terrace mansions were now subdivided into flats, some with ground floor alterations as shops.

### 2.6.1 The Commodore, American style flats, 30 Darlinghurst Road, 1925-26

In January 1926, it was announced that,

*Mr S. B. Gange, builder of Darling Point who has purchased Dr Weston Maher's property 'Fordon' 32 Darlinghurst Road for 20,000 [?] pounds intend[sic] building a block of the latest American style flats, Mr Gange has also purchased No. 15 Darlinghurst Road for 6,000 pounds and intends to erect shops and modern flats on the site...<sup>37</sup>*

S B Gange and his business partner, the Hon T. G. Murray, lodged an application with Council for a very substantial block of flats that would have taken up all the four lots that comprised Fordon. Only one section was built and Dr Weston Maher, who had been the owner of Fordon, continued to reside in the house for a while after its sale.

The American-style flats were designed by the New Zealand-born architect Claude Hamilton in 1925. From the end of the Great War, Hamilton had designed a series of apartment buildings in the Darlinghurst/Potts Point area, many of which are still extant. Examples of American-style flats were also erected in Wynyard Square but these have all been demolished. Other blocks of flats in Darlinghurst, such as the Waldorf, were also described as being American flats. American-style flats may either refer to the layout of the flat, usually as a single room with a fold-down bed, or refer to the arrangement of the building: a multiple storey (tall) building originating from America, particularly Chicago.

Had the Commodore been completed as planned (*refer to figure 13*) it would probably have been the largest block of flats in Sydney at the time. By 1928 the first stage was ready for occupation:

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<sup>35</sup> Daily Telegraph 21 March 1929

<sup>36</sup> Evening News, Rockhampton 24 August 1938

<sup>37</sup> Evening News 11 Jan 1926

*Deluxe flats, at corner of Roslyn Street & Darlinghurst Road. A newly built block of flats, furnished in American style, service &c from 50/. A superior locality, quiet surroundings &c. Entrance Roslyn street.<sup>38</sup>*

The Commodore catered to visitors to Sydney, an advertisement in the Brisbane Courier described the accommodation, which today would be termed serviced apartments:

*Resorts, NSW, Sydney  
At the Commodore 30 Darlinghurst Road, Potts Point  
Convenient to the City  
88 Furnished Apartments for 1, 2 or 3 persons with Service, Linen, Cutlery, Crockery, Electric Appliances, Hot and Cold Water in every room,  
Efficient Telephone system, Elevator, Roof Garden, Night Porter From 30/ weekly.<sup>39</sup>*

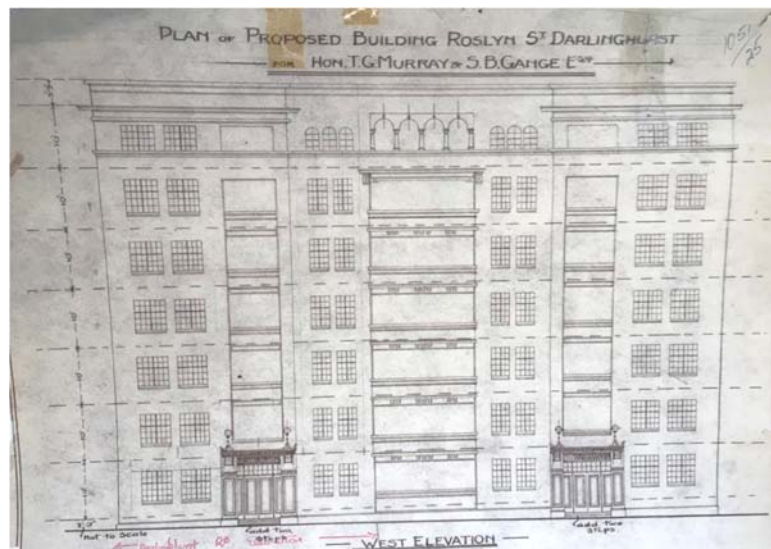


Figure 13: Proposed Darlinghurst Road elevation of the Commodore, 1925. With the intention to build up to the corner of Roslyn Street, only the northern half was completed. Image: City of Sydney Archives

### 2.6.2 Clivedon Flats, 2 Roslyn Street, 1926

The building application for the Clivedon Flats is dated 1926.<sup>40</sup> The block has been altered and no 1920s or 1930s images have yet been noted (*refer to figure 3*). By the 1940s the block had featured in numerous scandals, love affairs, illegal gambling and there had been a shooting on the staircase. Roslyn Hall was still in existence when this block was erected but was to be replaced by apartments in the late 1930s.

### 2.6.3 Kingsley Hall, 18 Darlinghurst Road, 1929

The design of Kingsley Hall was designed by Emil Sodersteen and a building application for the block was submitted to Council in 1929.<sup>41</sup> Initially the drive to Elizabeth Bay House started at the corner of Darlinghurst Road and Macleay Street and this street became Elizabeth Bay Road. When Kingsley Hall was erected the two substantial mansions Barncleuth (now Kiniel) and Maramanah were still in existence, as was Roslyn Hall to the rear.

<sup>38</sup> SMH 3 September 1928

<sup>39</sup> Brisbane Courier Mail 10 March 1934

<sup>40</sup> SCC BA1148//1937

<sup>41</sup> Building Application – Elizabeth Bay Road & Barncleuth Square, flats 1929 BA 0121/29

By March 1930 there was already a demand for the luxury flats in Kingsley Hall, and it was announced that 20 % had already been let. The block contained 20 flats and this was described as being 10 years ahead of its time. The planning was arranged so that there were no dark rooms.<sup>42</sup> The entrance of Kingsley Hall, Elizabeth Bay appeared in the *Construction & Real Estate Journal* in November 1930 with the caption that there is something very delightful in a well-designed doorway. Other works by Sodersteen were also featured (*refer figure 14*).

The previous month the *Sydney Morning Herald* had run an article about the changes in Darlinghurst and the building of flats that were to be the homes of professional people.<sup>43</sup> During the 1930s newspapers published probate notices for wealthy widows who lived in Kingsley Hall and the social columns describe those who have come to town and taken up temporary residence. Pastoralists would come to town for some weeks or months and rent a furnished apartment. In 1933 Emil Sodersteen called tenders for renovations to Kingsley Hall, Darlinghurst Road. In 1936 there was an issue with a fire-bug who lit five separate fires at Kingsley Hall. Kingsley Hall remains a sought after residential building with its landmark character and views north of Sydney Harbour (*refer figure 15*).

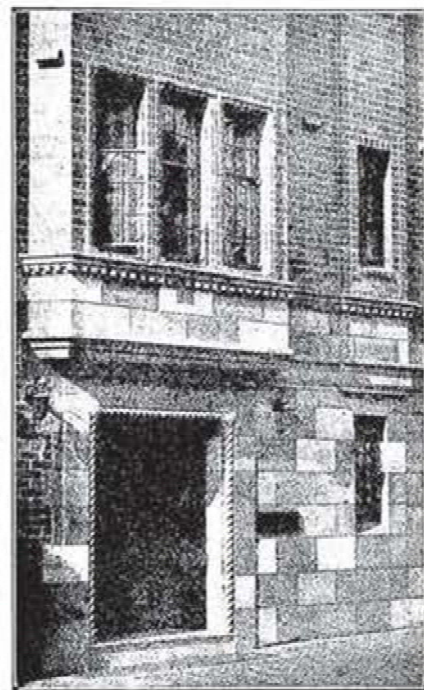


Figure 14 (left): Kingsley Hall, Potts Point, featuring decorative face brickwork with stone detailing at the street level. While decorative face brickwork remains, the stonework has since been altered. Image: *Construction* Nov 12, 1930 p.13

Figure 15 (right): Postcard of Kingsley Hall, Potts Point, including the façade added to No. 20 Darlinghurst Road, c. 1955. Image: Joseph Lebovic Collection, National Museum of Australia

<sup>42</sup> Announcing Kingsley Hall. SMH 22 March 1930

<sup>43</sup> SMH 14 October 1930

A photograph of Darlinghurst Road that appeared in the Home magazine in 1934 shows the residential character of this section of the street, the side wall of Kingsley Hall, the gables of The Charlemont (Charlemont by this stage) and a glimpse of the round tower of No. 26-28. No full views of Lister (Uralla by this stage) and Lynn at No. 26-28 have been located. The original character of the façade of the Commodore can also be seen. A glimpse of Maramanah can also be seen, the substantial mansion of the eccentric Eakin family immortalised by Robin Eakin in Aunts up at the Cross. Beyond is Birtley Towers by Emil Sodersteen. The mansion Maramanah was demolished by the City Council in 1954 to create Fitzroy Gardens (refer figure 16).

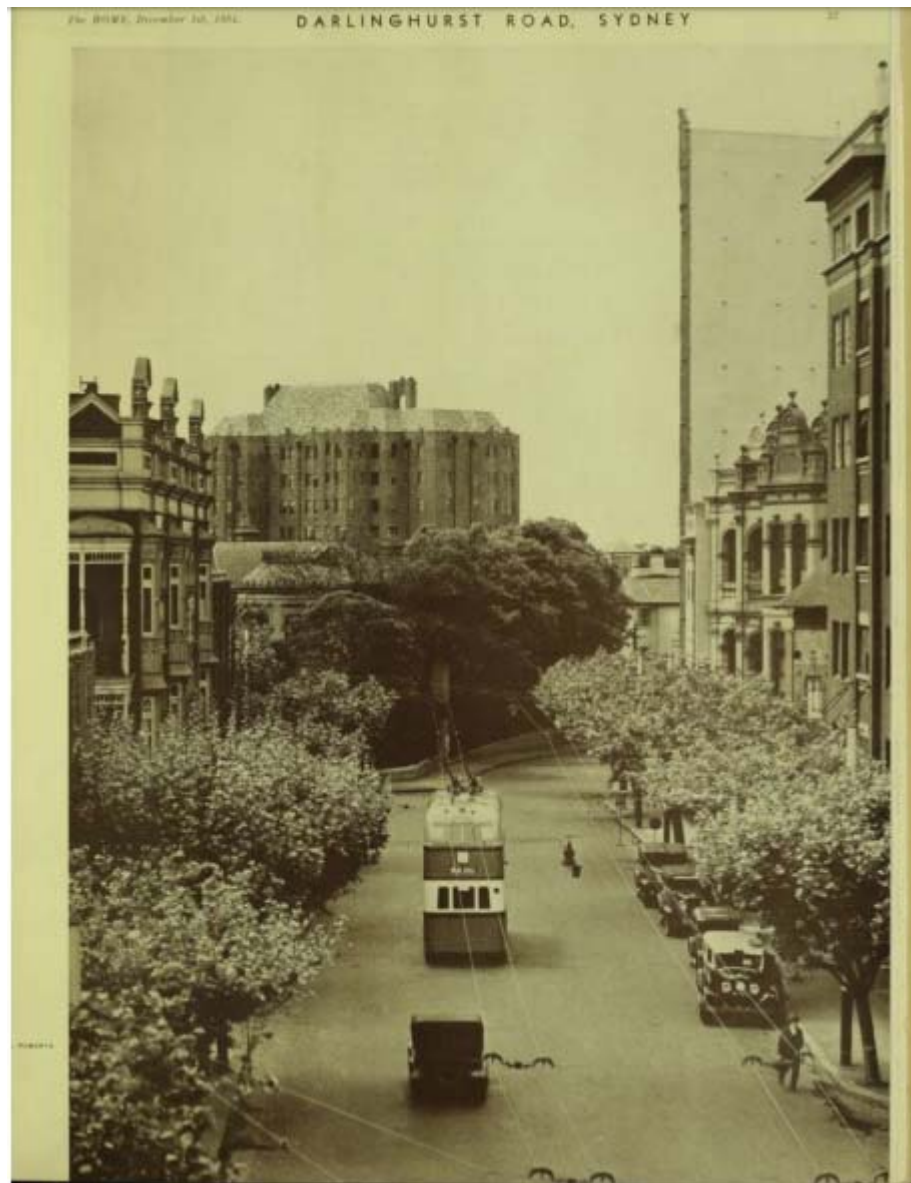


Figure 16: Darlinghurst Road with the Commodore (as unpainted face brick), the turret to No. 26, the parapet of the Charlemont (as multi coloured painted render) and the side wall to Kingsley Hall all shown. Notice also Maramanah and Birtley Towers shown in the distance. Image: Home, 1934

## 2.7 Phase 5: Private Hotels (1936-1946)

By the time of the outbreak of World War II, the block still consisted of a series of residential buildings, some of which now had shops added at ground level. During the war years the Potts Point and Kings Cross areas were a mecca for servicemen on leave. Parties were held in the surviving grand mansions as well as in the boarding houses and hotels. Maramanah was utilised as a canteen by the British. The substantial enlargement of the naval installation at Garden Island and the construction of the Graving Dock during World War II meant that a number of ships could dock in Woolloomooloo Bay.

The residential buildings at 18-32 Darlinghurst Road were on the fringe of what was described in the Perth Daily News as 1936 as:

*The Darlinghurst Road, for a distance of two or three hundred yards, presents a mixed spice of the Continent, without giving the impression of a provincial imitation. The many piquant restaurants, feeding the huge flat population of the district, bright sunlight, gaiety of the lights, plane trees of the street, coloured striped awnings, delicatessen shops, florists and greengrocers, all this, for some not easily analysed reason, suggests the Boulevard St Germain, a corner of Valencia, a strada of Florence all at the same time.<sup>44</sup>*

The Gleneagles Private Hotel at No 24 Darlinghurst Road, which had opened in 1936, continued to operate during the war years. Events were held to raise funds for the war effort during 1940 and 1941. The Commodore at No. 30 also continued to operate during the war years. By 1942 the premises were described as a guesthouse rather than a hotel, indicating that it did not have a liquor license, and one of Cahill's six restaurants was located on the ground floor. Advertisements in the Melbourne Argus noted:

*Large and comfortably furnished one-room apartments, with hot and cold running water, and equipped with electric griller and kettle, cutlery, crockery and all necessary cooking utensils. Night Porter, Elevators, Roof Garden, Harbour Views.<sup>45</sup>*

By the end of 1943 the Commodore at 30 Darlinghurst Road was being utilised as a venue by visiting Americans and this use continued after the war for farewell dinners for officers stationed in Sydney who were returning home.<sup>46</sup> The building became notorious with the Vice Squad. The press reported 'drunken immoral parties, sly grog, a gun man and an attempted assault on a woman tenant, [all] highlighted allegations of unsavoury goings on at the Commodore Residential, 30 Darlinghurst Road'.<sup>47</sup> There had been complaints from US Naval services and in an aim to protect the sailors from sexually transmitted diseases, the Commodore had been declared out of bounds to USS Birmingham. The proprietors were quick to point out that theirs was not the only block declared out of bounds to American servicemen.<sup>48</sup> Allied servicemen also brought girls back to the block.

### 2.7.1 Alterations to 26-28 Darlinghurst Road

In 1938 the architects Brewster and Manderson applied to the Council to make alterations to No. 26-28 Darlinghurst Road to form shops and to add an awning. This work may not have proceeded as there is another application in 1939. The drawings of the proposed new shops at No 26-28 Darlinghurst Road for Miss B. Ginsberg include a drawing of the pair of houses

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<sup>44</sup> Perth Daily News 12 June 1936

<sup>45</sup> Melbourne Argus 23 May 1942

<sup>46</sup> Sun, 24 Dec 1943

<sup>47</sup> Truth 30 June 1946

<sup>48</sup> Sun 17 July 1946



as they currently existed by the architect Richard G. Simpson dated October 1939 (in BA 39/0874). In 1940 alterations to shops and flats at 26-28 Darlinghurst Road were made by the MSD&WB. By 1948 the pair of houses had become one residential known as The Radnor (or Radnor) residential and the property was still owned by the Ginsberg sisters. Their other Darlinghurst properties had been sold. Council records indicate that there were three shops and 18 flats in the building by 1945. The sisters continued to own the property, making various applications to Council to use parts of the building variously as a Ladies Hairdressing Salon, babywear and lingerie workshop and professional rooms. Sketches were presented to Council in 1953 showing how the residential rooms on the ground floor could be used as shops, followed by a DA. Other applications for the property included a frock shop on the ground floors at the rear and a showcase in the corridor. Drawings survive at Council by Douglas Snelling for listening facilities for a Radio Centre at 28 Darlinghurst Road.

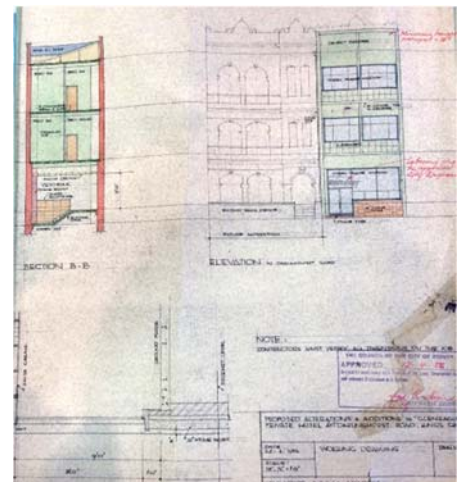
## 2.8 Phase 6: Notoriety (1947-1960)

Newspaper reports of raids by the Vice Squad detail the various attempts by proprietors in the Darlinghurst/ Kings Cross area to get around the state's liquor licensing laws. In a case held at the Fair Rents Court in 1946 the proprietors of the Commodore commented that they had 82 lettings and they could not be expected to examine the morals of all of the tenants. Besides they noted, conditions had improved since the American servicemen had left Sydney. In May 1946 Commodore had 27 permanent tenants and the remainder were on a casual letting basis with the lease held by Alum & Mellick. The Dutch Government had a permanent arrangement for six rooms.

The Gleneagles restaurant was periodically raided between 1947 and 1953. American sailors were among the clientele and charges were unable to be pressed as the majority gave their name as Smith. A room on the first floor had been illegally fitted out as a bar. The Council approved alterations to Gleneagles in 1956 (BA 56/0546). A new modern façade was added designed by the emigre architect Frank Kolos. Kolos had been designing cafes and restaurants since the late 1950s and he went on to design substantial modern hotels and motels with his partner Jim Bryant (*refer figure 17*).

By 1953 the National Australia Bank occupied these premises between Kingsley Hall and No. 22-24 Darlinghurst Road and the character of the block had changed from largely residential to commercial with residential to the rear.<sup>49</sup> In front of No. 32 the timber stalls of the 1930s had been replaced by single storey shops.

Figure 17: BA for the proposed street addition to No. 24 Darlinghurst Road, 1956 by the emigre modernist architect Frank Kolos. This addition for Gleneagles "Night club" was to extend the façade to the street by providing additional retail uses. Image: City of Sydney Archives



<sup>49</sup> Extensions to the banking chamber, BA 0846/56



## 2.9 Phase 7: The Glittering Mile (From 1961-1974)

Kings Cross became known as the “Glittering Mile” and was the subject of a TV documentary of the same name that aired in 1964. Portrayed were the high population density, the bohemians and the way that the area came to life after dark. The late-night venues, the cafes and clubs that had once been located further towards the intersection at William Street now extended towards Macleay Street (*refer figures 18 and 19*).



Figure 18: Day-time photograph of Darlinghurst Road, 1958. Gleneagles Hotel has now become Greyeagles Hotel and by the late 1950s an addition by Frank Kolos (at the same address) became a street facing restaurant built within the front garden. The street elevation of the Commodore is now shown painted. Image: NAA\_A1200 L31075



Figure 19: Night-time photograph of Darlinghurst Road in front of No 24 Darlinghurst Road, 1961. With neon lights Greyeagles Hotel is proclaimed as “Tabou” while the late 1950s addition by Frank Kolos is shown as a restaurant serving wine well into the night, indicating the cosmopolitan nature of Kings Cross. Image: NAA\_A1200 L38208

No. 24 Darlinghurst Road had yet another transformation and with the closing of Greyeagles Hotel (previously known as Gleneagles Hotel) in the 1960s; the building became the Bourbon and Beefsteak Bar, one of two venues founded by Berni Houghton to cater to American soldiers on R & R (rest and recreation) from the fighting in Vietnam. There are numerous applications on file at the City Council for minor alterations, including an application to use the premises as a nightclub in 1968. The ‘Bourbon’ became notorious as a late night (and early morning) drinking venue, including the front garden of the building being redeveloped to become an important semi outdoor venue; a feature particular to the area at the time. After the premises were damaged by a storm in 2010 the Bourbon reopened with new décor, including a redevelopment of the semi outdoor street edge, that was more in keeping with

francophile Macleay Street than Darlinghurst Road (*refer figure 30*).

In 1938 shops had been added to the front of No. 26-28 and by the 1960s No. 28 was in use as a venue, initially as Sydney's Folk Attick (1964) and later Le Café Francais (by 1966). The ABC notes that:

*The mid-1960s was a golden period for folk music. It was a popular style that attracted large and diverse crowds around the country. Its biggest stars were a worldwide phenomenon and many young musicians aspired to being the next Joan Baez or Bob Dylan. Australia was a hotbed of talent...<sup>50</sup>*

At the Folk Attick you could find non-stop folk singing by Australia's best artists, a romantic terrace overlooking the fountain, all the coffee you can drink and an 'uninhabited ultra-violet atmosphere'.<sup>51</sup> Drawings for a coffee shop dated 1964 at No. 28 Darlinghurst Road were submitted to Council by the architect Peter L. Kish of Bobbin Head Road, Pymble (BA64/0853). Drawings for more substantial alterations were submitted in 1967 by Peter Rommel & Associates of Potts Point (BA 67\_0819). This may not have gone ahead, as the following year there was an application to convert the existing coffee shop (then known as the Showbiz restaurant) into a Kentucky Fried Chicken (BA 68/1679).

An application was made for the whole first floor of No. 26-28 under the Theatres and Public Halls Act in 1968. By 1970 an escort service also operated from the premises. No full views of the building at this address have been located. Many of the advertisements for the cafes, restaurants and other services available in this block were in Sydney's foreign language newspapers, particularly in French and Dutch, cultures with a more liberal attitude towards the sex industry and denser urban areas with bars and cafes rather than the corner pubs that characterised Sydney's suburbs.

In the early 1960s Fordon at No. 32 Darlinghurst Road was demolished, as was the row of shops that had been erected fronting Darlinghurst Road. The rate books show that part of Fordon was owned by the City Council in the late 1930s. Tooth & Company owned most of the lot (1936 rate assessment book) but did not erect a hotel. A new three-storey building with a curved corner designed by Neville Gruzman was erected for G. Lehrer. The initial correspondence with the City Council dates from 1962. The new building was to contain shops at ground level, a restaurant on the first floor and offices on the second floor. G & A Lehrer owned other property in Darlinghurst Road, including shops and flatettes at 61-65 Darlinghurst Road (*refer figures 20-22*).

The restaurant became a club/cabaret known as Les Girls after the female impersonators (drag queens) who performed covers of popular songs. Archival footage of the performances survives and Les Girls was one of the clubs featured in the Glittering Mile documentary as were the strip club, folk dancing and a jazz club. At times, the address for Les Girls was advertised as 2c Roslyn Street.

*Les Girls was the brainchild of the entrepreneur Sammy Lee who brought the idea back from a show he saw in San Francisco and Paris, started in Kings Cross in 1962.<sup>52</sup>*

Sydney had long had a reputation as being one of four world cities that were tolerant to homosexuality, the other cities being Paris, Venice and San Francisco. The Glittering Mile commentator noted that Les Girls would not have been possible a few years earlier. Mitzi Mackintosh in an interview in 1995 commented that:

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<sup>50</sup> Folk Singers of the Golden Age, broadcast by the ABC 6 October 2013

<sup>51</sup> Ad for the Folk Attick. Published on the web

<sup>52</sup> Victor Harbour Times 16 November 1984

*Drag has come a long way since the early days of Les Girls when it was a criminal act for a man to appear in public in a dress or to wear women's underwear. In those days the girls had to run from the club to the cab and then from the cab to their home, or they could be arrested on the street.*<sup>53</sup>

Drag queens were nothing new in Sydney. Outrageous outfits had been worn by men to the artists balls held at the Sydney Town Hall in the 1920s. Les Girls was one of the first drag cabaret clubs to open and it was the longest lasting. Les Girls continued to perform in the Cross in 1980 when their focus then changed to touring. The club remains the most well-known of the gay clubs (outside of the gay community) and the lettering on the façade become a Sydney landmark.

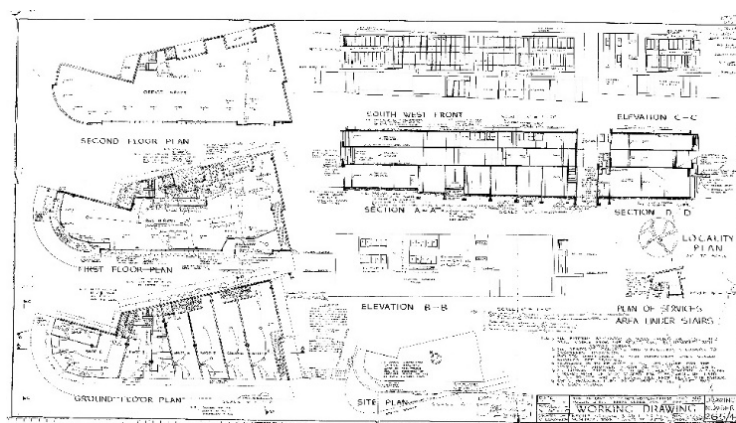


Figure 20: BA Drawings for No. 32 Darlinghurst Road, 1961 by Neville Gruzman. The current form of the building still retains its predominant shape while the retail uses to the ground floor and the upper storey curtain wall glazing has been removed. Image: City of Sydney Archives

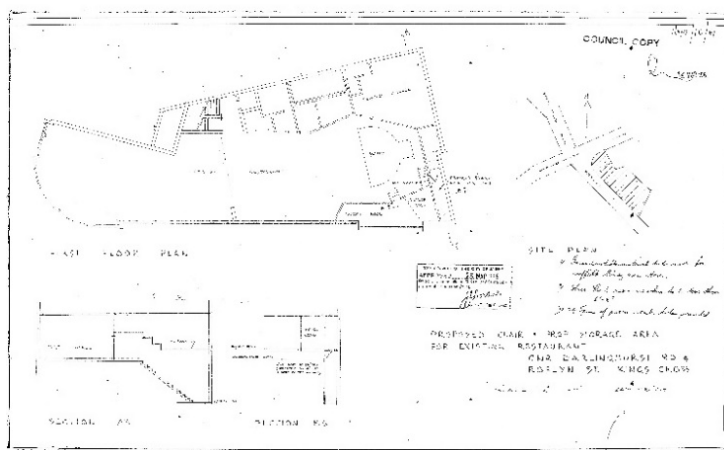


Figure 21: Internal modification to 32 Darlinghurst Road, 1965 by Neville Gruzman. The first-floor restaurant was modified to include a small rostrum and change rooms at the eastern end of the building for the night-club Les Girls. It seems this BA was submitted after the space was already being used for performances as identified in the 1964 ABC documentary "Glittering Miles". Image: City of Sydney Archives

<sup>53</sup> Tharunka 11 April 1995



Figure 22: Le Girls founded in 1962 performed upstairs at No. 32 Darlinghurst Road well into the 1980s. The “wild west” font of the famous sign was derived from a font describe as French Clarendon, a wooden type face dating to 1865. This font was similar to that used for the Moulin Rouge signage in Paris. Image: SLV

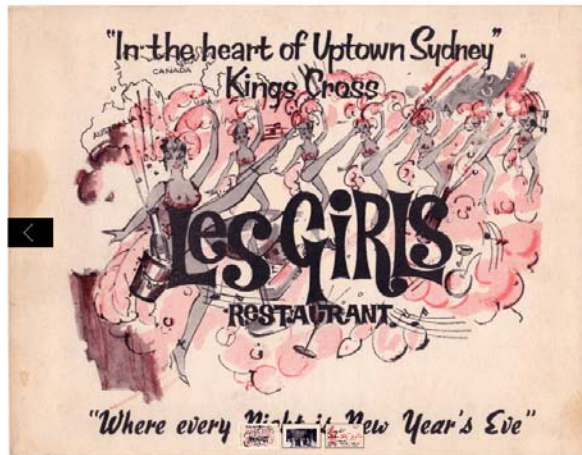


Figure 23: Opening in the early 1960s, Sammy Lee and Reg Boom created Les Girls. The restaurant targeted the “straight market”, titillated by the frisson of “sexy” Kings Cross. Illustrated is the rear of a souvenir photo folder, while referencing the “can-can” of the Moulin Rouge it was located “In the heart of Uptown Sydney, Where every night is New Year’s Eve”. Image:

<https://library.lmc.nsw.gov.au/Montage/Gallery.aspx?refinements=XCT0000165997#prettyPhotoPac2/2/>



Figure 24: A still taken from the ABC TV documentary “The Glittering Mile” (1964) with Carlotta (wearing a brunette wig) performing with Les Girls. The documentary refers to this performance taking place within the nightclub “Les Girls”.

Image: <https://www.youtube.com/watch?v=hApcvwJkiDg>

In 1970, an application was made for the adaption of No. 2 Roslyn Street from apartment to motel use. Interestingly this change in use, to a design by a local resident architect – N. Tesdorf – included a change in name to the Lido Motel. This was promoted with brochures claiming, “elegance in the grand manner” (refer to figure 25). The Lido Motel Restaurant, which served continental food, advertised its location as being in the heart of Kings Cross, near Les Girls.<sup>54</sup>

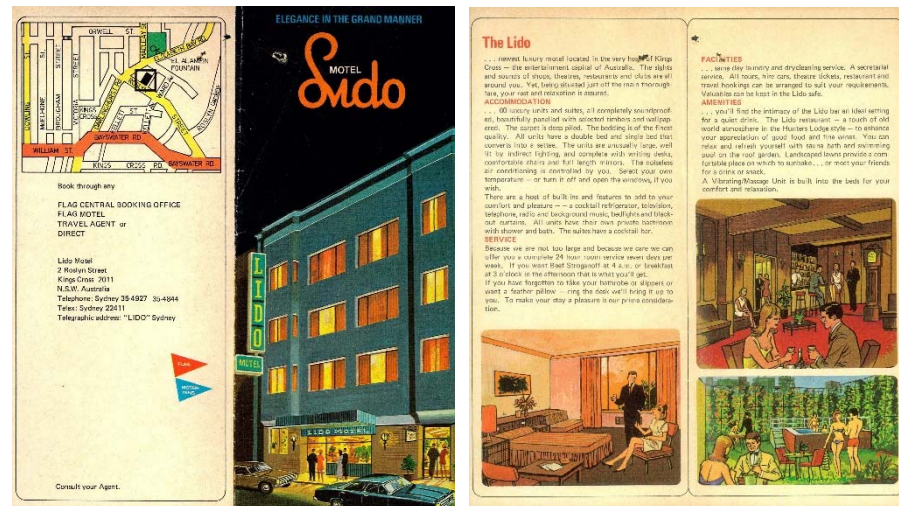


Figure 25: Brochure advertising the refurbishment of 2 Roslyn Street from apartment to motel use. In this refurbishment all pre WWII was removed including painting of the street elevation and replacement of the original windows. Image: City of Sydney Archive.

By the mid-1970s the block included residential, retail club and motel uses and there was a proposal to connect the Lido Motel to the Commodore. A photograph of Darlinghurst Road, held by the National Archives of Australia, shows the cosmopolitan and varied urban character of this section of the street, a characteristic which has largely remained unchanged since the photograph was taken in 1969 (refer figure 26). Identified is the side wall of Kingsley Hall, the painted façade of Charlemont with the 1950s addition (now trading as the Bourbon and Beef Steakhouse Bar) and a glimpse of The Radnor at No. 26-28. Adjacent to this is the painted façade of the Commodore and the prominent corner of No. 32 Darlinghurst Road with the prominent ‘Les Girls’ signage. Fitzroy Gardens is identified and the sweep of Darlinghurst Road meeting the former Elizabeth Bay Road (now within the Fitzroy Gardens) is also visible. Almost on axis with this section of Darlinghurst Road is the Gazebo Hotel, while Birtley Towers once quite visible, is now masked by the hotel. By 1970 Kingsley Hall was refurbished with changes to the ground floor and replacement of the steel framed casement and hopper windows (refer figures 27 and 28).

<sup>54</sup> Dutch Australian Weekly. 8 October 1971





Figure 26: Photograph of Darlinghurst Road, 1969. With prominent signage now installed at No. 32 Darlinghurst Road advertising “Les Girls”, the distinguishable Gazebo Hotel, had too become an important landmark within the area. Image: NAA\_A1200, L81109



Figure 27: Photograph of Kingsley Hall and Lowestoft, c. 1967. Alterations to Kingsley Hall, including ground floor modification and window replacement, had not commenced while The National Bank was still located in the ground floor of Lowestoft, now with a cantilevered street awing. Image: NAA\_A1200, L62711



Figure 28: Life in the “Golden Mile”, this time documented by the photographer Rennie Ellis. Shown here in 1970-71 is Kingsley Hall and Fitzroy Gardens beside Barncleuth Square. Image: Rennie Ellis Archive <http://www.rennieellis.com.au/>

## 2.10 Phase 8: Late Night Life (From 1975 – date)

During this phase, there have been various changes to the individual in the block for individual owners and tenants. After the Americans departed in the mid-1970s the Cross continued to be known for its nightlife, particularly clubs and late-night drinking venues, which had progressively been legalised. In his history of Gay Sydney, Gary Wotherspoon noted that the gay clubs shifted their focus to Oxford Street/ Taylor Square, as during the Vietnam War, the Cross had become too dangerous.<sup>55</sup> Once the military had departed, suburbanites and tourists were drawn to the area. The sex industry expanded north along Darlinghurst Road with Adult Bookshops and Escort Services located within the block.

By 1973 the 'private VIP club' Les Girls had become the Carousel Lounge. The last place the heiress, newspaper owner and activist Juanita Nielson was seen alive at in July 1975 was the Carousel. The Carousel became the Palladium and then the Empire Hotel. The ground floor rooms of Clivedon were converted into lock-up shops in the late 1960s including a pharmacy and a coffee lounge.

The Bourbon and Beefsteak Bar's notoriety was summed up in the Daily Telegraph after its closure due to storm damage in 2010; the 24/7 venue: "hosted celebrities, gangsters, bent coppers, hookers and just about every Underbelly character".<sup>56</sup> The lock out laws imposed in 2014 changed the character of the area, with many venues closing. A substantial increase in the number of late night venues was noted in submissions on late night trading, however the two venues in the study area were both uses that dated back to the 1960s. The City Council had already conducted a Late-Night Trading Research Project to determine the impact on residents.

The pattern of development of the block has seen a transition from residential accommodation for professional men and their families to higher density living in flats and boarding houses. The association with the prominent philanthropic Jewish families has not been researched in detail, but is a characteristic of Potts Point and Darlinghurst. Little evidence survives in the immediate area of this once upmarket housing precinct. The decline of the large-scale housing stock and subdivision of the grounds is also characteristic of the inner ring of suburbs such as Glebe and the Rocks/Millers Point. However, the larger scale rows of terrace houses were largely confined to the Eastern suburbs.

'Bohemian Darlinghurst' became a residential area of choice with a particular character derived from the mixture of housing stock, the wide choice of residential accommodation (that ranged from budget to luxury) and desire of the residents to be free to live as they chose.

The extension of the Glittering Mile to encompass this block saw it change in character from being similar to Macleay Street, a predominantly residential block with shops that serviced the flat dwellers, to a block with a focus on entertainment, including the home of the legendary Les Girls and other once well-known venues such as the Folk Attick (*refer figures 29-31*).

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<sup>55</sup> Gary Wotherspoon, *Gay Sydney, A history*, p.196-197

<sup>56</sup> Daily Telegraph 28 July 2010



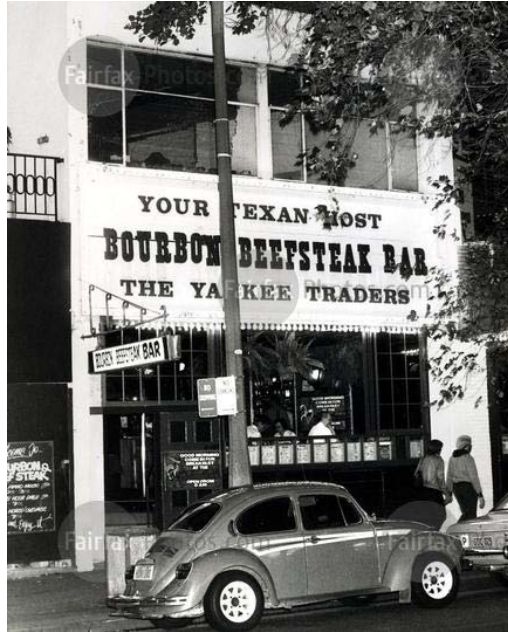


Figure 29: Photograph of the Bourbon and Beefsteak Bar, c 1980. With the closure of Gleneagles, 22-24 Darlinghurst Road was redeveloped as the 'Bourbon' and by the 1980s this was extended into the addition designed by Frank Kolos in the late 1950s, previously trading as restaurant. Image: Getty



Figure 30: The front garden of the original mansion terrace houses at 22-24 Darlinghurst Road became an integral part of the night club experience at The Bourbon Hotel (known previously as The Bourbon and Beefsteak Bar). Shown here are members of an unidentified performance band in front of the distinctly illuminated venue incorporating advertising iconography that referenced Sydney, London and the Montmartre district of Paris. At the 'Bourbon' the windmill of the Moulin Rouge had now become the Harbour Bridge in front of a pink painted building. Image: Fairfax Media, 1997



Figure 31: After the closure of Les Girls in the 1980s, Carlotta performed briefly at the 'Bourbon'. Image: The Australian Newspaper Archive, 2005  
<https://www.theaustralian.com.au/life/kings-and-queens-of-the-cross/image-gallery/c7c13e0cbdc175225ebba536baafc9b>

### 3.0 PHYSICAL EVIDENCE

#### 3.1 Introduction

The purpose of the following analysis is to identify what remains of the original fabric or early building components together with their integrity and condition, to facilitate an assessment for heritage significance. Internal inspection of all buildings (except Lido Suites at 2 Roslyn Street) were carried out in 26 April 2018. The conditions of the buildings at the time of inspection was recorded on marked up plans and digital photographs and later identified on various tables. The descriptions below reflect the state of all the properties at the time of inspection by PTW Architects.

#### 3.2 Site and Setting

The properties are located on the eastern side of Darlinghurst Road which follows the ridge line of the area. Three of the properties have corner sites facing either Barncleuth Square or Roslyn Street. Barncleuth Lane provides service function at the rear of the various properties. Together these properties form a visual component to Darlinghurst Road and contribute to an overall historic pattern of the place.

#### 3.3 Components of the Place

The Darlinghurst Road elevation of the building group consist of a variety of buildings and heights, varying in date from the late 19th century to mid-20th century. The urban character of the place is of a cohesive street edge aligned buildings, with a mixture of uses, as noted under the entry of the Potts Point Conservation Area (C51):

*Darlinghurst Road forms part of a "bright light" entertainment and commercial strip, and features various forms of commercial and retail enterprises along with cafes, take away food shops, gaming venues, bars, hotels and adult entertainment venues. The built form is predominantly 3-4 storey commercial with some residential.*

Information is taken from:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2435711>

The subject block displays a number of important characteristics and historic urban features. This includes a subdivision pattern dating to the late 1890s and a diversity of urban scale, indicative of historic change in the area. This is most indicative in the change from large mansion terraces for single families to multiple single room boarding houses with ground floor retail uses. Later purpose-built apartment buildings with night club uses, incorporating illuminated signage, contributed to the cosmopolitan and complex urban pattern. Sections of the building at No. 22-24, the Bourbon and Beefsteak Bar, date from 1904 and have elements indicative of the late Italianate / Boom period. Kingsley Hall at No. 18 has elements indicative of the Art Deco period while The Empire, at No. 32 has a curved corner façade dating from the early 1960s. Other buildings in the group were built as face brick yet these have been painted. Also of interest is the way the front gardens of the remaining terrace houses in this block have been filled while others have been adapted over the years to become active and social street frontages (*refer to figures 33-34*).

The following table (*refer to Table 1*) confirms the architectural character of each property in the group. It is noted that the properties do not contain any landscape components of potential significance.

**Table 1 – Phases of building development**

Address	Building name/s	General description and architectural style, including original designer and dates
1A Elizabeth Bay Rd	Kingsley Hall	10 storey face brick apartment building dating to 1929.  Designed by Emil Sodersteen  Architectural Style: Art Deco with Scottish Baronial detailing, (ground floor and many of the apartments now modified)
18-20 Darlinghurst Rd	formerly Lowestoft	Originally a 3-storey terrace house dating to 1896  Modified as a boarding house with full height street addition and ground floor retail uses with BA dated 1929  Architectural Style: Evidence of original terrace house in Italianate style. Inter-war 1920s street addition incorporating Mediterranean details
22-28 Darlinghurst Rd	22-24 Darlinghurst Rd  No. 22, formerly St Louis, later The Russell  No. 24, formerly The Charlemont later Charlemont, The Gleneagles Hotel, then the Greyeagles Hotel  No. 22-28, later being known as Bourbon and Beefsteak Bar, now The Bourbon Hotel	Originally built in 1904 as a pair of speculative up market terrace ‘mansions’, The Russell and The Charlemont consisted of two 3- storey terraces with basements. The Charlemont was later modified as a private hospital (on two separate occasions), then as a boarding house then as a nightclub. The site later became the Bourbon Beefsteak Bar  An addition to part of 24 Darlinghurst Road, designed by Frank Kolos in 1956, involved removing the distinctly Italianate window bay and parapet  Evidence of original late Italianate / Boom Style Evidence of Modernist style street addition Evidence of the front garden being adapted to become an active and important social space.
	26-28 Darlinghurst Rd formerly Lister and Lynn, later Uralla and Lynn.  Later becoming The Radnor, then the Bourbon and Beef Steakhouse Bar, now The Bourbon Hotel	Originally built c. 1904 as Lister and Lynn, a 2- storey face brick Federation terrace incorporating 2 buildings  Later modified as a boarding house with various ground floor retail uses, followed by various nightclub uses  No evidence of original fabric
30-30B Darlinghurst Rd	The Commodore Flats	A 7-storey face brick apartment building designed as an “American Style Apartment” in 1925-26 Only one half of the building as designed was built  Inter-war architectural style with Edwardian free style detailing, now modified and painted
32-32A Darlinghurst Rd	Upper storey nightclub known as Les Girls in 1961  Site included the Carousel Lounge and the Palladium nightclubs before becoming The Empire Hotel	A 3-storey curved corner mixed use building dating to 1961. Original designed included ground floor retail uses and an upper level restaurant and offices on the top floor, to a design by Neville Gruzman  Evidence of level one night club remains. It is here that Les Girls performed from 1962 – 1980s. Evidence of original architectural style: Modernism
2 Roslyn St	Formerly Clivedon Flats, later Lido Motel, now Lido Suites	A 4-storey painted face brick building (lane elevation remains unpainted)  Inter-war architectural style, now modified

### **3.4 Phases of Development**

The following diagrams identify the key phases of development within each property. These are overlaid on the existing plans as reconstructed from various sources, including a site inspection undertaken on 26 April 2018.

*Refer figures 32-34*

#### **3.4.1 Exterior, including schedule of Significant Elements**

The exterior character of each building in the group is tabulated, noting that the properties do not contain any landscape components of potential significance.

#### **3.4.2 Interior**

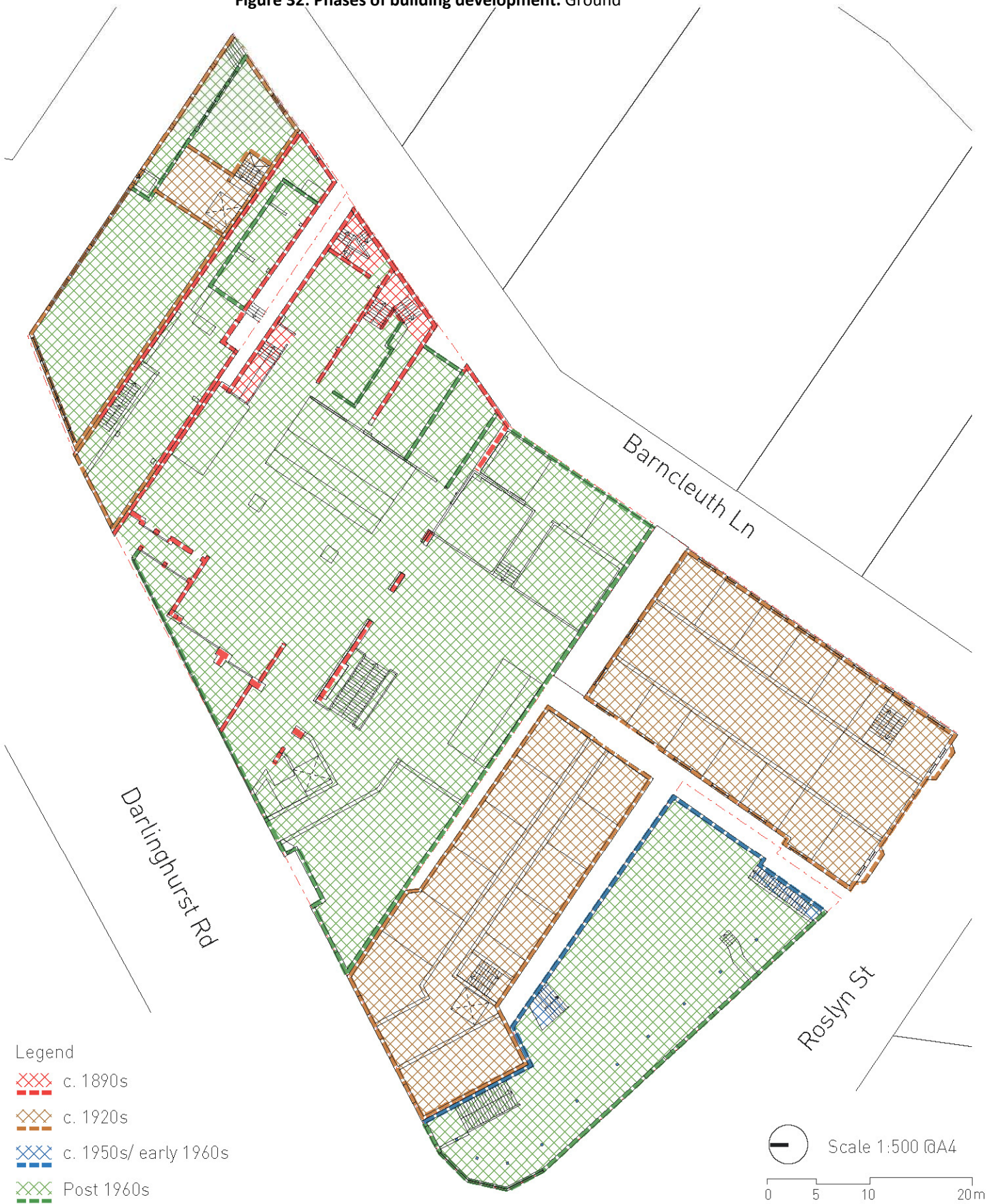
Internally, the building group varies in quality with most properties retaining the primary spatial relationship of rooms generally as planned except for the *Bourbon and Beefsteak House* and the street level of *The Empire*.

The internal character of the building group is tabulated as follows, noting that most properties have been modified and do not contain fabric of potential significance.





*Refer Tables 2 - 15*



Figure 32: Phases of building development. Ground



Legend

-  c. 1890s
-  c. 1920s
-  c. 1950s/ early 1960s
-  Post 1960s


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Figure 33: Phases of building development. Typical upper level

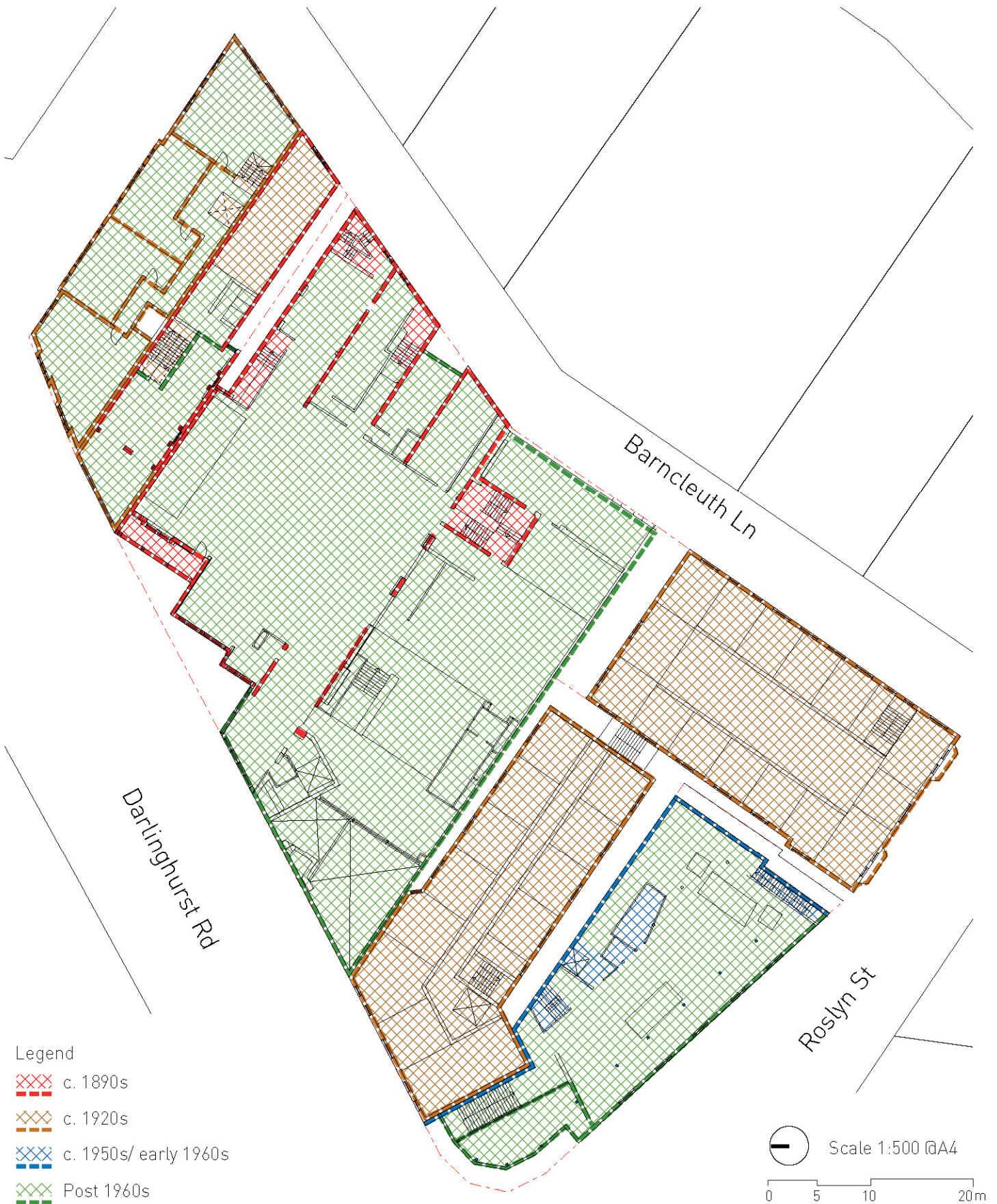
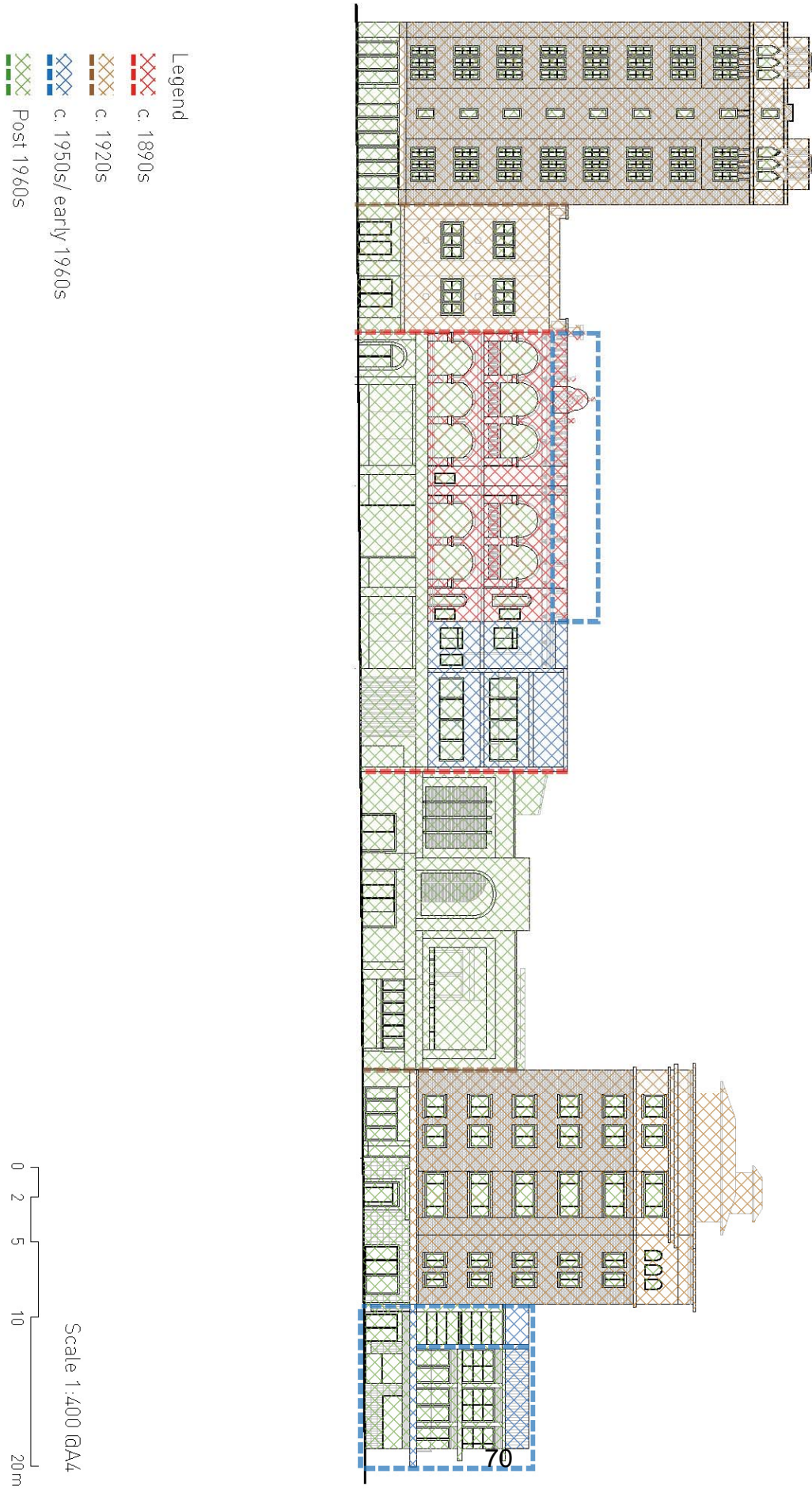







Figure 34: Phases of building development. Darlinghurst Road Street Elevation







**Table 2 – EXTERIOR, Kingsley Hall, 1A Elizabeth Bay Road,  
Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="347 421 683 481"><b>Exterior: Darlington Road and Barncleuth Square</b></p> 	<p data-bbox="805 497 933 526">Street Level</p>	<p data-bbox="1034 497 1404 560">Darlington Rd elevation contains original wall fabric</p> <p data-bbox="1034 627 1404 817">Barncleuth Lane elevation now modified with recent rendered arched openings relating to new colonnade and retail use: original ground floor apartment adapted c. 1975</p>
	<p data-bbox="805 1321 997 1377">Middle and upper Portion</p>	<p data-bbox="1034 1321 1428 1444">Original wall fabric: Face brick walls with casement and hopper windows replaced with similar style windows c.1975</p>
	<p data-bbox="805 1646 893 1675">Parapet</p>	<p data-bbox="1034 1646 1396 1736">Original face brick wall fabric and decorative parapet brickwork retained</p>

Exterior: Barncleuth Lane		
	Street Level	Some modification at laneway with new colonnade opening onto a stair case c.1975
	Middle to Upper Portion	Original wall fabric: painted rendered walls with original painted timber double hung sash and casement windows; painted cast iron plumbing
	Lightwell	Original wall fabric painted render with recent windows
Roof		Not visited

**Table 3 – INTERIOR, Kingsley Hall, 1A Elizabeth Bay Road,  
Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="347 421 432 450">Interior</p> 	<p data-bbox="804 465 868 495">Foyer</p>	<p data-bbox="1034 465 1430 524">Original floor finish, walls and ceiling modified</p>
	<p data-bbox="804 1019 900 1048">Stairway</p>	<p data-bbox="1034 1019 1430 1111">Original fabric: terrazzo stair, timber balustrades and rough cast render to walls.</p> <p data-bbox="1034 1120 1406 1178">Evidence of original colour (green) identified at ground floor.</p>



Common Hall

Level 1 and L8 visited:  
Original skirting profiles, all other finishes modified

Typical Apartment

Single bedroom apartment L8.  
Internal wall layout generally remains as designed: rooms opening out onto a breezeway for access to kitchen and bathroom. The finishes to these areas are now modified.

**Table 4 – EXTERIOR, formerly Lowestoft, 18-20 Darlinghurst Road,  
Schedule of Significant Elements**

Element	Component	Evidence of original fabric
Exterior: Darlinghurst Road		
	Street Level	Modified, new cantilevered street awnings, signage and recent tilework to retail chemist use
	Middle and Upper Portion including parapet	<p>Painted render walls c. 1920s (More recent façade to the 1890s terrace house)</p> <p>Roundels incorporated as decorative features and shown installed before c. 1930</p> <p>Early painted double hung sash timber windows with lead lights to each floor in the 1920s addition</p> <p>Early painted rendered parapet and cornice with decorative brackets remain</p> <p>Early painted terracotta wall vents remain</p>



**Exterior: Barncleuth Lane**



Street, Middle and upper Portion

Street level section has evidence of original painted rendered terrace house walls with incised line work (assumed part of the 1890s terraced

Upper storey is a painted rendered addition with aluminium framed windows



Side walls

Original double hung sash windows, rear balcony wall and painted rendered walls (with incised line work representing ashlar coursing) to 1890s terrace.

**Roof**



Party wall and chimney

Evidence of original painted rendered party wall (with coping) and decorative moulded chimney

**Table 5 – INTERIOR, formerly Lowestoft 18-20 Darlington Road, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="347 421 432 450">Interior</p> 	<p data-bbox="799 465 935 495">Street entry</p>	<p data-bbox="1034 465 1134 495">Modified</p>
 	<p data-bbox="799 925 975 981">Stairway L1 and L2</p>	<p data-bbox="1034 925 1433 1014">Original timber staircase with turned banister, balustrade and scroll work, part of 1890s terrace (now painted).</p> <p data-bbox="1034 1055 1342 1111">Wall and ceiling finishes now modified.</p>





Former  
Apartment

Original room layout of 1890s terrace is retained, although lower sections of walls were removed during the 1920s adaption from single terrace house to boarding house with multiple rooms.




Early 1920s street addition remains with internal walls removed to make a single space.

Evidence suggests that plaster ceilings with cornices and ceiling roses are not original.

Original fireplaces (note corner beading to chimney breasts) but modified with more recent over mantles (x2 in Arts and Crafts Style) relating to when the new façade was added in c. 1929

Fireplace overmantels are in good condition, painted. Evidence of tuckpointed brick panels within fireplace opening.

**Table 6 – EXTERIOR, The Bourbon Hotel (formerly The Russell and The Charlemont, later Charlemont, Gleneagles Hotel, The Greyeagle Hotel, Bourbon and Beefsteak Bar), 22-24 Darlinghurst Road, northern section of The Bourbon Hotel, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p>Exterior: Darlinghurst Road</p>		
	<p>Street Level</p>	<p>Evidence of original 'mansion' terrace house form</p> <p>Modified with original front garden, now as an outdoor sitting terrace for night club use.</p>
  	<p>Middle Portion</p> <p>Parapet and upper portion</p>	<p>Original wall fabric: painted render to former Italianate dwelling c. 1890</p> <p>To level 2, original tessellated tilework to balcony floor remains within The Russell. Possibly locally made by Bakewell Bros.*</p> <p>Original painted render wall and decorative mouldings parapet remain to The Russell</p> <p>Evidence of upper sections of Charlemont mansion terrace remains, together with 1950s street addition.</p> <p>Evidence of 1950s street addition first trading as Gleneagles night club, later portion of The Bourbon Hotel (The Bourbon and Beefsteak Bar)</p> <p>* Refer to research undertaken by Sydney Living Museum on the Bakewell Bros, including the supply of Sydney made floor tiles</p>

**Exterior: Barncleuth Lane**



Street Level,  
Middle and upper  
Portion

Evidence of earlier fabric consisting of painted render with incised coursing line work remains to early 20th century building.

Sections of elevation now modified including early openings.

Evidence of external sections of The Russell and Charlemount mansion terraces remain.







**Roof**



Party wall and  
chimney

Evidence of original painted rendered party wall and chimney to The Russell remains

**Table 7 – INTERIOR, The Bourbon Hotel (formerly The Russell and The Charlemont, later Charlemont, Gleneagles Hotel, The Greyeagle Hotel, Bourbon and Beefsteak Bar), 22-24 Darlinghurst Road, northern section of The Bourbon Hotel, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="347 517 432 544">Interior</p> 	<p data-bbox="799 562 884 589">Ground</p>	<p data-bbox="1034 562 1118 589">Modified</p>
  	<p data-bbox="799 954 852 981">First</p>	<p data-bbox="1034 954 1406 1014">Severely modified. No original wall lines remain.</p> <p data-bbox="1034 1055 1430 1245">Original brickwork remains to front street wall, party walls and rear boundary wall, including evidence of original 19<sup>th</sup> fireplaces to northern party wall (adjoining Lowestoft) and former internal wall junctions.</p>



Second

Severely modified. No original walls remain and is currently in a semi derelict state.



Door and window to original street balcony remains

Original brickwork remains to front street wall, party walls and rear boundary wall, including evidence of original 19<sup>th</sup> century doors with fanlights.

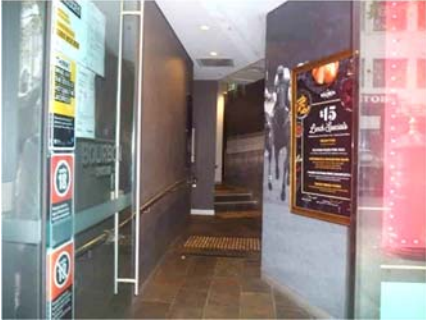

Notice the change in floor levels between the threshold of the early lane facing French doors and current floor.



**Table 8 – EXTERIOR, southern section of The Bourbon Hotel, (formerly Lister and Lynn, later Uralla and Lynn, The Radnor and The Bourbon and Beefsteak Bar), 26-28 Darlinghurst Road, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="347 454 635 483">Exterior: Darlinghurst Road</p> 	<p data-bbox="802 533 978 591">Street Level and upper walls</p>	<p data-bbox="1034 533 1353 562">Modified with recent addition</p>
<p data-bbox="347 1149 619 1178">Exterior: Barncleuth Lane</p> 	<p data-bbox="802 1193 978 1252">Street Level and upper walls</p>	<p data-bbox="1034 1193 1377 1252">Modified, with recent face brick addition</p>
<p data-bbox="347 1809 403 1839">Roof</p>		<p data-bbox="1034 1865 1393 1924">Not inspected, evidence suggests roof is now modified</p>

**Table 9 – INTERIOR, southern section of The Bourbon Hotel, (formerly Lister and Lynn, later Urala and Lynn, The Radnor and The Bourbon and Beefsteak Bar), 26-28 Darlinghurst Road, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="347 454 432 483">Interior</p> 	<p data-bbox="799 501 890 530">Ground</p>	<p data-bbox="1034 501 1401 562">Severely modified; no evidence of original and/or early fabric</p>
	<p data-bbox="799 887 986 916">First and second</p>	<p data-bbox="1034 887 1401 947">Severely modified; no evidence of original and/or early fabric</p>



**Table 10 – EXTERIOR, The Commodore Flats, 30-30A Darlinghurst Road,  
Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="336 416 783 450">Exterior: Darlinghurst Road</p> 	<p data-bbox="783 495 1018 528">Street Level</p>	<p data-bbox="1018 495 1457 595">Modified, new cantilevered street awning with painted rendered for retail uses</p>
	<p data-bbox="783 1111 1018 1144">Middle Portion</p>	<p data-bbox="1018 1111 1457 1279">Modified: face brickwork now painted with windows replaced with aluminium frames; recent louver panels and boxes to conceal A/C units.</p> <p data-bbox="1018 1312 1457 1368">Original cable stay tram brackets are retained</p>
	<p data-bbox="783 1536 1018 1603">Parapet and upper portion</p>	<p data-bbox="1018 1536 1457 1637">Original fabric: decorative painted rendered cornice with rendered parapet coping remain</p>

Side elevation



Side, south facing elevation

Evidence of early fabric: painted render, terracotta wall vents and cast-iron plumbing

Windows modified: replaced with aluminium frames

Roof



Original hipped roof profiles remain with Marseille tiles (assumed recently replaced)

**Table 11 – INTERIOR, The Commodore Flats, 30-30A Darlinghurst Road,  
Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="336 416 432 450">Interior</p> 	<p data-bbox="788 465 951 533">Ground Floor Foyer</p>	<p data-bbox="1018 465 1390 533">Modified: timber wall and ceiling panelling is recent</p> <p data-bbox="1018 562 1410 663">Original concrete staircase with terrazzo treads and painted timber Arts and Crafts style balustrade</p>
	<p data-bbox="788 1010 986 1077">Typical Common Hall</p>	<p data-bbox="1018 1010 1374 1111">Common Corridor: original plan configuration of corridor with modified finishes</p> <p data-bbox="1018 1144 1374 1211">Original concrete staircase with terrazzo treads and landings.</p> <p data-bbox="1018 1245 1433 1335">Stair balustrade is original, consisting of Arts and Crafts style timber balustrade, now painted</p>





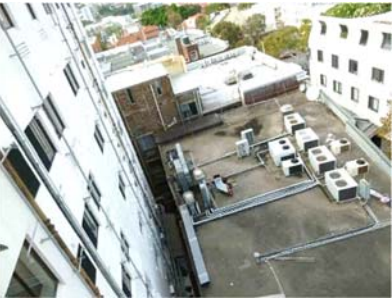
Typical Serviced  
Apartment

Rooms on L1 and L4 visited.

Modified: in some instances, original room plan configuration, however modified with new bathrooms and additional rooms.

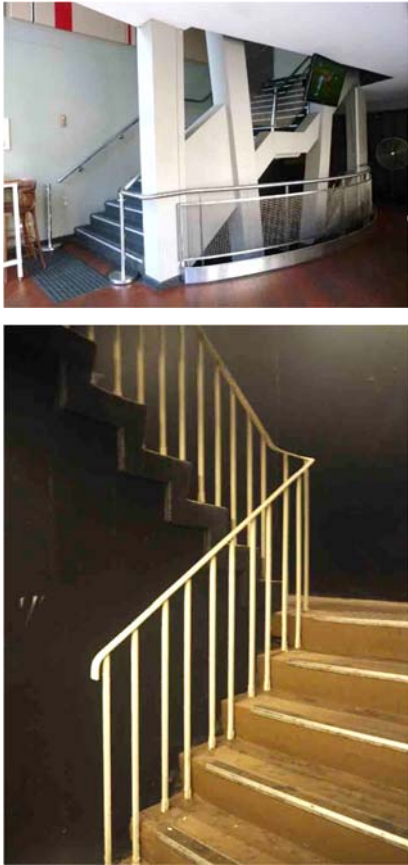

All finishes are recent.

**Table 12 – EXTERIOR, The Empire Hotel (formerly Les Girls, The Carousel Lounge and The Palladium), 32 Darlinghurst Road, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
Exterior: Darlinghurst Road and Roslyn Street		
	Darlinghurst Street elevation	Exterior retains its three storey mixed use appearance although now modified
	Roslyn Street Elevation	<p>Exterior retains its three-storey mixed use appearance although now modified</p> <p>Street awning is now modified</p>
Roof		
		Original roof profiles retained



**Table 13 – INTERIOR, The Empire Hotel (formerly Les Girls, The Carousel Lounge and The Palladium), 32 Darlinghurst Road, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
Interior	Ground	<p>Modified</p> <p>Previously individual shops, now modified and forming part of the hotel</p>
	Staircases	<p>Earlier intervention of entry staircase off Darlinghurst Road retained</p> <p>Original internal staircase c. 1961 with terrazzo risers and tread finish and painted square section metal balustrade</p> <p>Original three storey mixed use building retained although now modified</p>
	First Floor	Original nightclub space is retained, although finishes now modified








Second Floor

Original nightclub space (stage end of Les Girls) is retained, although finishes are now modified

Earlier arrangement of toilets (refer to 1962 alteration plan) is retained.



**Table 14 – EXTERIOR, Lido Suites (formerly Clivedon, Lido Motel), 2 Roslyn Street, Schedule of Significant Elements**

Element	Component	Evidence of original fabric
<p data-bbox="336 416 783 450"><b>Exterior: Roslyn Street</b></p> 	<p data-bbox="783 465 1018 499">Street Level</p> <p data-bbox="783 562 1018 595">Middle Portion</p> <p data-bbox="783 725 1018 792">Parapet and upper portion</p>	<p data-bbox="1018 465 1457 533">Modified: recent stone cladding and doorframes added.</p> <p data-bbox="1018 562 1457 696">Modified: painted face brick walls with aluminium windows added c. 1970. Original bay fronts are retained.</p> <p data-bbox="1018 725 1457 792">Modified: painted face brick walls; aluminium windows added c. 1970</p>
<p data-bbox="336 1048 783 1081"><b>Exterior: Barncleuth Lane</b></p> 	<p data-bbox="783 1093 1018 1160">Elevation generally</p>	<p data-bbox="1018 1093 1457 1193">Original face brick wall finish and lintels; aluminium framed windows added c. 1970.</p>
<p data-bbox="336 1644 783 1677"><b>Roof</b></p> 	<p data-bbox="783 1704 1018 1738">Roof</p>	<p data-bbox="1018 1704 1457 1771">Original parapets, modified with changes to lift motor room.</p>

**Table 15 – INTERIOR, Lido Suites (formerly Clivedon, Lido Motel), 2 Roslyn Street,  
Schedule of Significant Elements**

<b>Interior</b>		
No illustration	Foyer	Modified
No illustration	Typical Common Hall	Not visited
No illustration	Typical Serviced Flats	Not visited

## 4.0 COMPARATIVE ANALYSIS

### 4.1 Aims and Approach

The purpose of the comparative analysis is to provide supporting information for Section 5 Analysis of Significance. This analysis relates to the rarity and/or representative status of the place/site/item overall and/or its components or attributes. This section identifies the range of building types including key features, characteristics and/or historic themes.

### 4.2 Introduction

From the physical evidence, the building group of at 1A Elizabeth Bay Road, 18-32 Darlinghurst Road and 2 Roslyn Street were originally constructed during various times and with different uses. The physical evidence together with various plans is consistent with the development of a mixed building group up until the mid-1960s.

### 4.3 Aspects of Comparison

A range of building types and associated historic themes within an area characteristic of terraces in the High Victorian style, Inter-war purpose built flats and mixed-use commercial buildings in the Modernist style are identified in this section. These themes and building types form a complex collection of buildings. The complexity of this urban block is reflected in the range of significant themes. The following are noted:

#### 4.3.1 Large 'mansion' Terrace Houses

The speculative development of 'mansion' terraces for prosperous families continued up until 1910s as these began to transition to high class boarding 'homes' for gentlemen and/or gentlewomen. Interestingly these mansion terraces were built either by property investors or philanthropists. A similar pattern of 'decline' occurred with large mansion terraces and villa residences being subdivided elsewhere within inner Sydney suburbs, for example Glebe, during the early 20th century. There was a concentration of private hospitals within Darlinghurst, again a characteristic type of the area. It was very unusual for a woman, however, to establish a private hospital of this scale as did Susan Bell McGahey with The Charlemont Private Hospital (*refer Table 16*).

**Table 16 – Large 'up market mansion' Terrace Houses, c1890s**

Name and Address	Date and Description	Listing	SHR Criteria (f) and (g)
Terrace Group "Byrock" and "Uralla" Including Interiors and Front Fencing  21-23 Challis Avenue, Potts Point	Pair of 3 -storey grand semi-detached late Victorian Italianate terraces c. 1893 with palisade fence. Part of a row of grand terraces. Adaptively reused as a hotel	LGOV	f) Rarity: The terraces are not rare  g) Representativeness: Representative example of pair of grand Victorian Italianate semi-detached terraces
Terrace Group "Highclere" and "Romney Hall" Including Interiors and Front Fencing  25-27 Challis Avenue, Potts Point	Pair of 3 -storey grand semi-detached late Victorian Italianate terraces c. 1893 with palisade fence. Part of a row of grand terraces. Adaptively reused as flats	LGOV	f) Rarity: The building is not rare  g) Representativeness: Representative example of pair of grand Victorian Italianate semi-detached terraces
Terrace House "Saraville" Including Interior  29 Challis Avenue, Potts Point	A grand late Victoria terrace built c. 1893. Part of a row of grand terraces. Now modified.	LGOV	g) Representativeness: Representative example of a grand Victorian Italianate terrace found in the inner suburbs of Sydney

### 4.3.2 Inter-War Flat Buildings

During this period, there was an increase in residential density incorporating the construction of purpose built 'American style flats' or as a modification of existing houses (often continuing a residential existing use). The Potts Point and Elizabeth Bay area became known for apartment living as distinct from those wishing to live in a house within a suburban setting. In addition to this, the luxury flat of the area was designed to overlook the harbour and take advantage of the views.

High rise apartment housing was located across Sydney city, the eastern part of the city and Manly (refer Table 17).

**Table 17 – Inter War Flat Buildings, 1918-1939**

Name and Address	Date and Description	Listing	SHR Criteria
Flat Building "Birtley Towers" Including Interior  8 Birtley Place, Elizabeth Bay	A significant freestanding Inter War Art Deco style apartment building designed by the architect Emil Sodersteen, built 1933-1934	LGOV	g) Representativeness: A fine representative example of an Inter - war Art Deco style residential flat building found in the inner suburbs of Sydney
Flat Building "Wychbury" Including Interior  5 Manning Street, Potts Point	A significant mid-block Inter-war Art Deco style apartment building designed by the architect Emil Sodersteen, built c. 1934	LGOV	f) Rarity: The building is not rare but its integrity and fine detailing is rare in the local area  g) Representativeness: The building is a fine representative example of an Inter-war Art Deco apartment building found in the inner suburbs of Sydney.
Bachelor Flats "7 Elizabeth Street"  7 Elizabeth Street, Sydney City	A significant mid-block Inter-war Art Deco style apartment building designed by the architect Emil Sodersteen, with interiors by Marion Hall Best, built c. 1939.  Demolished by the NSW State Government, 2018	LGOV	f) Rarity: The building is rare within the centre of the CBD  g) Representativeness: The building is a representative example of an Inter war block of apartments found in the centre of Sydney.

### 4.3.3 World War II

R & R for Americans and other armed forces took place in Potts Point/ Darlinghurst area. This theme was repeated in the 1960s and early 1970s during the Vietnam War.

### 4.3.4 Sydney as a Tolerant Post-War City

Gay /Lesbian residents had been living in the Potts Point / Darlinghurst area well before the night clubs of the early 1960s. It is suggested that this community have been living in the area since the 1920s. 'Drag shows' have been held in the Darlinghurst area since the 1960s; first at the Jewel Box, then later at Les Girls. Les Girls remains the most well-known and the longest running venue, eventually closing in the 1980s.

It is known that the LGBTQI community are a longstanding community living in the Darlinghurst area. Other cultural groups, such as the Polish/Russian Jews, have historic associations with the Potts Point / Darlinghurst area. This was a close-knit community group

that socialised at home within a tolerant suburb (*refer Table 18*).

**Table 18 – Post-War LGBTQI venues, 1960s**

Name and Address	Date and Description	Listing	SHR Criteria
Commercial Building Including Interior  163-169 Oxford Street	Victorian Free Classical style commercial building incorporating Capriccio's nightclub, an important focus for the Sydney gay community from 1969- early 1980s.	LGOV	g) Representativeness: Fine representative example of a Victorian Free Classical commercial building

#### 4.4.4 Kings Cross “in the heart of uptown Sydney”, Mixed Use Commercial Buildings

The area became an important destination for R&R and entertainment for the gay/lesbian community, as well as the ‘straight’ community. In some cases, this resulted in specifically designed commercial buildings containing a mix of uses within the one building.

Those who visited the ‘Cross’ would seek a ‘night on the town’ by attending the night clubs. Photographic documentation from the 1950s onwards confirm a mixture of residential uses, retail uses, restaurants (serving wine) and night clubs along the northern sections of Darlinghurst Road. ‘Les Girls’ with its famous sign in ‘wild-west font’ is mentioned in the suburb entry for Darlinghurst within the Dictionary of Sydney (*refer Table 19*).

**Table 19 – Mixed-use post war buildings, 1960s**

Name and Address	Date and Description	Listing	SHR Criteria
“Gaden House”  24-26 Double Bay	A substantially intact 4-storey commercial office building with ground floor retail uses by Neville Gruzman, built 1968-1971	Not listed	Not applicable



## 5.0 ANALYSIS OF SIGNIFICANCE

### 5.1 Introduction

Cultural significance (or heritage significance), as defined by the Burra Charter (2013) means 'aesthetic, historic, scientific, social or spiritual value for past, present or future generations'. Heritage significance is "embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects." These values are considered in accordance with NSW Heritage Assessment Criteria as follows.

### 5.2 City of Sydney, Sydney Local Environmental Plan (LEP) 2012

The building group is within the Potts Point Heritage Conservation Area (C51) pursuant to the Sydney LEP 2015 (*refer figure 2 and table 20*).

### 5.3 Historic Themes

The SHI listing for the Potts Point Conservation Area identified 3 of the 37 New South Wales historical themes as relevant to the Conservation Area.

**Table 20 – Historic Themes**

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	(none)-
4. Settlement-Building 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.	Residential-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Villas-

Information is taken from:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=2435711>

The ability of the properties to demonstrate the main themes is integral to the following analysis of fabric and assessment of significance related to activities associated with a range of themes. From a comparative assessment, it is concluded that the main themes represented in the building group at 1A Elizabeth Bay Road, 18-32 Darlinghurst Road and 2 Roslyn Street are:

- Philanthropy;
- Property investment;
- Accommodation: terrace house, boarding house and apartment;
- High density living and domestic life;
- Commerce;
- Significant persons;
- Established migration;
- Private hospitals and nurses training;
- Welfare;
- Entertainment; and
- Tolerance of the LGBTQI Community.

#### **5.4 Assessment and Items of Significance**

From the analysis of the building fabric, together with analysis of the documentary evidence, many of the sites do meet the threshold of local heritage significance and suitable for inclusion in the Sydney LEP. The following is noted:

\_Important characteristics of the streetscape and character of this city block are to be reflected in any site specific DCP

\_In terms of overall form, Kingsley Hall (1A Elizabeth Bay Road) retains a high degree of integrity externally while part of the Bourbon Hotel (former The Russell and former The Charlemont) (22-24 Darlinghurst Road) together with The Empire Hotel (containing the former night club Les Girls) (32-32A Darlinghurst Road) maintain a high level of heritage significance. It is recommended that each of these sites be individually listed as heritage items in Schedule 5 of the Sydney LEP 2012 (*refer Tables 22-23*).

\_While they have all undergone changes to varying degrees since they were originally constructed, Lowestoft at 20 Darlinghurst Road, The Commodore at 30 Darlinghurst Road and the Lido Suites at 2 Roslyn Street, these three properties continue to meet the criteria established by the City of Sydney for contributory items, as outlined in the City of Sydney Development Control Plan 2012 (*refer to figure 35*).

\_It is recommended that if new development is to occur at an upper level at 20-24 Darlinghurst Road than appropriate setbacks be considered which recognise the heritage significance of the place. Also, the disposition of street awnings along the whole of the Darlinghurst Road facades be recognised in terms of historic importance (*refer figures 36-37*).

**Table 21 – Kingsley Hall, 1A Elizabeth Bay Road, Potts Point**

Criterion	Significance	Comments
<b>(a) - Historic: Evolution</b> <i>Important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>	Kingsley hall provides evidence in a change in housing type within the Potts Point area from boarding house (within a refurbished terrace) to purpose built 20th century residential apartment. The construction of the building dates from a key period in the development of Potts Point when taller purpose-built luxury apartment buildings were being designed in consideration of amenity and function with apartments being planned efficiently with northerly aspect overlooking Sydney Harbour.  Meets the criteria at <b>State</b> Level.	Most evident in the presentation of the building to Darlinghurst Rd, Barncleuth Square and Macleay Street and with the plan of each apartment to have a view overlooking Sydney harbour
<b>(b)- Historic: Association</b> <i>Strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the local area)</i>	The building is associated with prominent inter war architect Emil Sodersteen who was one of the leading practitioners of the Art Deco style in Sydney during the Inter-war period  Meets the criteria at <b>Local</b> Level	Most evident in the external façade detailing, including decorative parapet and modelling.
<b>(c) - Aesthetic</b> <i>Important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>	The building is a prominent element in the streetscape of Darlinghurst Road and is a fine example of an Inter-War Art Deco residential flat building attributed to Emil Sodersteen.  Meets the criteria at <b>Local</b> Level	Most evident in the overall building form, the street face brick facades and the appearance of the building to Darlinghurst Rd, Barncleuth Square and Macleay Street.
<b>(d) – Social</b> <i>Strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons</i>	Although not assessed as part of this report, this site is likely to have a high level of social significance for the local residential community.  Meets the criteria at <b>Local</b> Level	
<b>(e) – Research</b> <i>Potential to yield information that will contribute to an understanding of the cultural or natural history of NSW or the local area</i>	With surviving original features that date to the 1930s this flat building demonstrates construction methods and detailing of the period.  Meets the criteria at <b>Local</b> Level	Evident in the surviving fabric externally and internally.
<b>(f) – Rarity</b> <i>Possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW or the local area</i>	Possibly does not meet this criterion and more historic analysis is required.	
<b>(g)- Representativeness</b> <i>Important in demonstrating the principal characteristics of a class of cultural or natural places or cultural or natural environments of NSW or the local area</i>	The building is a fine representative example of an Inter War Art Deco apartment building found in the inner suburbs of Sydney.  Meets the criteria at <b>Local</b> Level and contributes to the Potts Point Heritage Conservation Area	Evident in the current form of the building together with a communal street entry.

**Table 22 – Northern portion of The Bourbon Hotel,  
22-24 Darlinghurst Road, Potts Point**

Criterion	Significance	Comments
<b>(a) - Historic: Evolution</b> <i>Important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>	The development of the site is associated with changes in pattern of use representative of the area: from speculative terrace mansion house built for wealthy families from 1904 to private hospital, boarding house and night club.  Meets the criteria at <b>State</b> Level.	Most evident in the external façade detailing, including decorative parapet and later addition.
<b>(b)- Historic: Association</b> <i>Strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the local area)</i>	This place has a rich and complex pattern of varied uses and significant social groups. Originally built formerly as mansion terraces The Russell and Charlemont by the speculative property and entrepreneurial Bakewell Brothers, these buildings later became either a private hospital, established by the prominent Sydney nurse Susan Bell McGahey, a 'guest house' or a night club. Once a rented family home for a wealthy professional family, this place later became a venue for the bohemian life of Darlinghurst Road. This site later acquired a risqué reputation when operating as Bourbon and Beefsteak Bar.  Meets the criteria at <b>State</b> Level.	Most evident in the external façade detailing, including decorative parapet and later addition.
<b>(c) - Aesthetic</b> <i>Important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>	With a remnant façade of a grand mansion terrace built as an investment property, this place has high aesthetic qualities.  Later street façade at 24 Darlinghurst Road is a good example of post-war modernism designed by the émigré architect Frank Kolos.  Meets the criteria at <b>Local</b> Level	Most evident in the external façade detailing, and later addition.
<b>(d) – Social</b> <i>Strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons</i>	Although not assessed as part of this report, recent media coverage of the proposed redevelopment of the subject site indicates a very high level of contemporary community esteem.  Likely to meet the criteria at <b>State</b> Level.	
<b>(e) – Research</b> <i>Potential to yield information that will contribute to an understanding of the cultural or natural history of NSW or the local area</i>	With surviving original features that date to the c. 1904 this building demonstrates construction methods and detailing of the period.  Meets the criteria at <b>Local</b> Level	Evident in the surviving external fabric.
<b>(f) – Rarity</b> <i>Possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW or the local area</i>	The building provides evidence of a former way of life: the mansion terrace house. In addition to this and in its change of use to a private hospital, provides evidence of a significant human activity.  Meets the criteria at <b>Local</b> Level	Evident in the surviving external fabric.
<b>(g)- Representativeness</b> <i>Important in demonstrating the principal characteristics of a class of cultural or natural places or cultural or natural environments of NSW or the local area</i>	Representative example of a pair of grand terrace houses built in the late Italianate style.  Meets the criteria at <b>Local</b> Level	Evident in the surviving external fabric.

**Table 23 – The Empire Hotel (the site of Les Girls Nightclub),  
32 Darlinghurst Road, Potts Point**

Criterion	Significance	Comments
<b>(a) - Historic: Evolution</b> <i>Important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>	<p>The building has significance as it dates from a key period in the development of Potts Point from residential uses to specific mixed-use commercial uses. The architectural form and detail of the site is evident in the design of a mixed-use commercial building designed and built during the early 1960s. The design of this building was associated with a significant phase of cosmopolitan life within Potts Point where retail uses faced the street and night club uses were located to the upper level.</p> <p>As home for the performers Les Girls within the nightclub Les Girls, this formed an important focus for the entertainment of the Kings Cross area; and helped pioneer acceptability of the LGBTQI community. Here female impersonators Les Girls performed together with Carlotta, Australia's first transgender patient.</p> <p>Meets the criteria at a <b>State Level</b></p>	Most evident in the presentation of the building to Darlinghurst Rd.
<b>(b)- Historic: Association</b> <i>Strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the local area)</i>	<p>The site is associated with the Nelson / Bassler family who were Jewish philanthropists and important members of the Jewish community in Darlinghurst /Potts Point area.</p> <p>The building has links to the noted Australian architect Neville Gruzam.</p> <p>As a nightclub called Les Girls this is where Les Girls together with the noted Australian artist Carlotta, Australia's first transgender patient, performed. This building was an important focus within Sydney's nightlife at the Cross during the 1960s and 1980s and an important focus for Sydney's LGBTQI community.</p> <p>Meets the criteria at a <b>State Level</b></p>	Most evident in the overall building form and the interior spaces known as Les Girls Nightclub.
<b>(c) - Aesthetic</b> <i>Important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>	It does not meet this criterion.	
<b>(d) – Social</b> <i>Strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons</i>	<p>Although not assessed as part of this report, this site is likely to have a high level of contemporary community esteem to the former patrons of Le Girls as well as the LGBTQI community.</p> <p>Likely to meet the criteria at a <b>State Level</b></p>	Most evident in the overall building form, the former distinctive signage 'Les Girls' and the interior spaces known as Les Girls Nightclub.
<b>(e) – Research</b> <i>Potential to yield information that will contribute to an understanding of the cultural or natural history of NSW or the local area</i>	It does not meet this criterion.	



<p><b>(f) – Rarity</b>  <i>Possesses uncommon, rare or endangered aspects of the cultural or natural history of NSW or the local area</i></p>	<p>It does not meet this criterion.</p>	
<p><b>(g)- Representativeness</b> <i>Important in demonstrating the principal characteristics of a class of cultural or natural places or cultural or natural environments of NSW or the local area</i></p>	<p>The building in which housed Les Girls Nightclub is a representative example of a mixed use commercial building in the modernist style. This meets the criteria at a Local Level</p> <p>Meets the criteria at a <b>Local</b> Level</p>	<p>Most evident in its surviving parts: 3 storey commercial building with interior spaces designed to change subject to retail use. Level one still retains its original night club spatial form.</p>

Figure 35: Recommended Heritage Listings

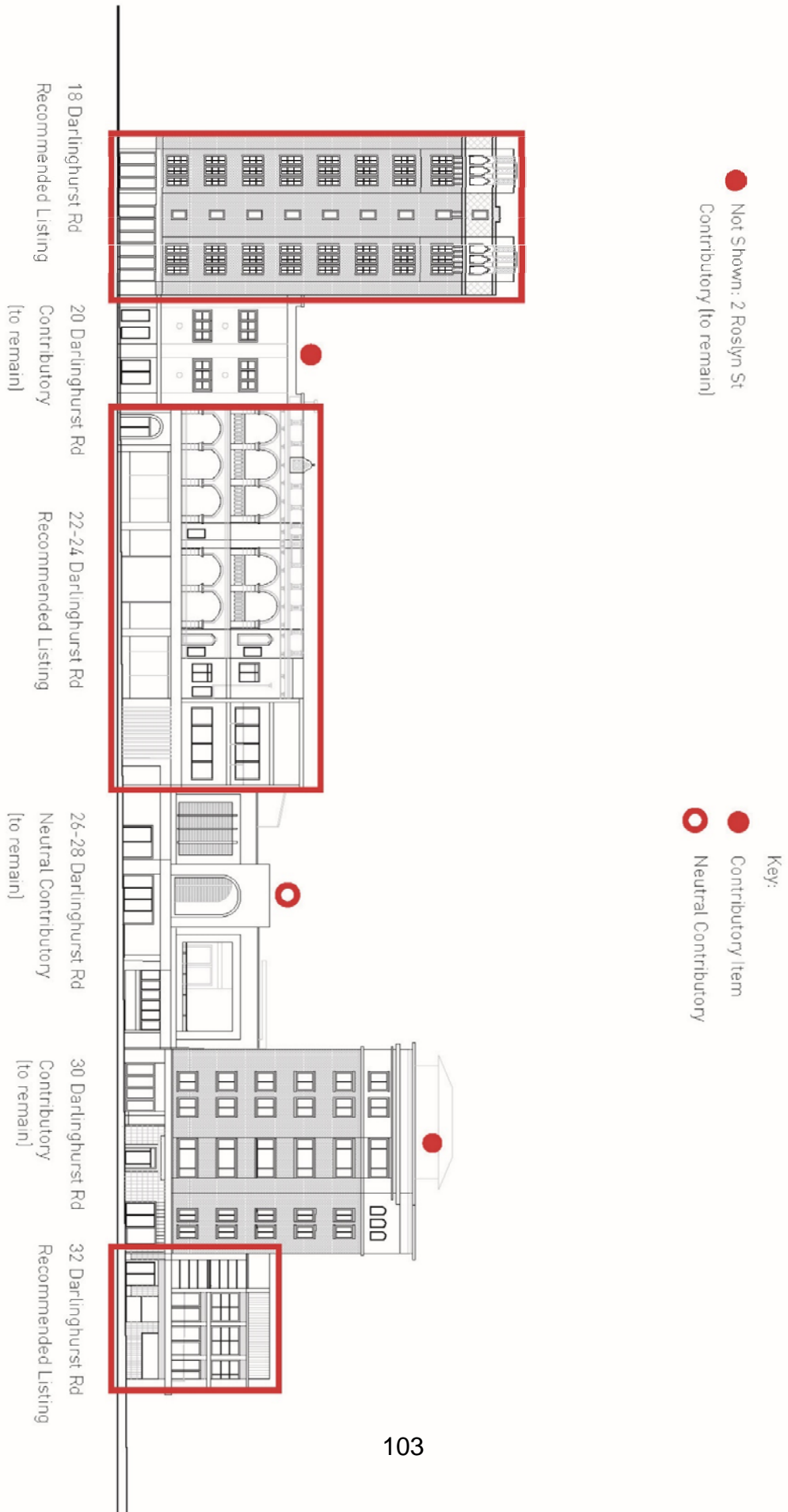


Figure 36: Recommended roof top setbacks for new development, 20-24 Darlinghurst Road



Not Shown: 2 Roslyn St: provide awning at common doorway

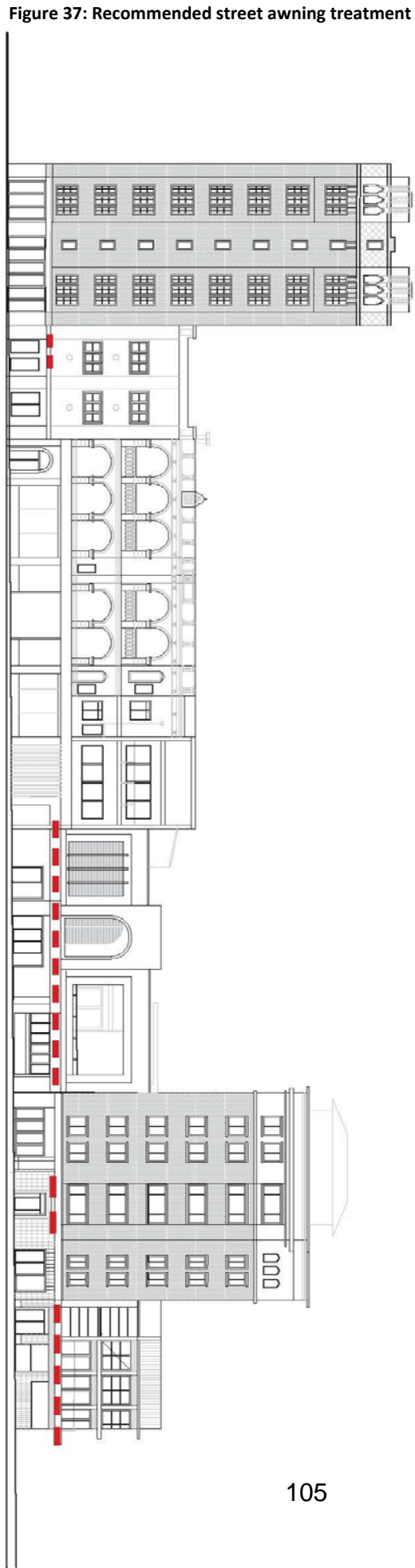


Figure 37: Recommended street awning treatment

**APPENDIX**

**Tabulation of BA Drawings relative to this study,  
Contained within City of Sydney Archives**

<b>Appendix A: Tabulation of BA Drawings relative to this study, contained within City of Sydney Archives</b>			
	<b>Darlinghurst Road</b>	<b>Comment</b>	<b>IMG</b>
20	Proposed Alterations & Additions to No [unreadable] Darlinghurst Road, Darlinghurst including shop front, extension of back wing, with over-head yard for laundry also S.O [sleep out] balconies and two extra bathrooms. For Mrs A. A. Haslam, 116 Bellevue Road, Bellevue Hill	Floor plan of house evident, typical, same plan as terrace houses, two storey rear wing. Stair in Hall	3892
20	Ditto		3893
20	[part of drawing showing bedrooms]  Additional work initialled J R, 11/7/ [19]29	Shows sinks being added to each bedroom	3894
20	[Part of drawing showing new shopfront]	Shows new façade and detail of metal and plate glass shop front. Typical for the era	3895
20	Proposed Alterations & Additions to No [unreadable] Darlinghurst Road, Darlinghurst including shop front, extension of back wing, with over-head yard for laundry also S.O [sleep out] balconies and two extra bathrooms. For Mrs A. A. Haslam, 116 Bellevue Road, Bellevue Hill		3896
20	[part of drawing showing back elevation & elevation to light area.]	Slate roof to front section of the house	3897
20	[BA] 0023/29 note to archivist		3898
20	Supplementary drawings to plans approved Feb 21 1929) Alterations to No 20 Darlinghurst Road for Mrs A. A. Haslam. Proposed parapet at the Darlinghurst Rd Frontage	Shows small section of tiled roof, new chimneys	3899
20	Amendment to drawing approved 13 June 1929. Proposed parapet at No. 20 Darlinghurst Road for Mrs A. A. Haslam c/- R Guy 59 Kings Cross Road, Darlinghurst	Lettering Lowestoft and date 1929  [R Guy Alice's brother?]	3900
20	BA 0565/29 file reference		3901
22-24	Residential Buildings, Macleay Street, Sydney, Arthur B. Polin, Architect, Union Bank Chamber BA 19/0452	[Don't think this scheme is for this block, drawings also with No 30]	0452
24	Proposed new Operating Room, Charlemount, Darlinghurst Road for Ms McGahey Kent and Budden Architects	[Kent and Budden did a lot of hospital work.]	0658
24	Proposed conversion of Charlemount Private Hospital 24 Darlinghurst Road, Darlinghurst into Guest House for Mrs L M Boulton D E Walsh Architect, 4 Castlereagh Street, City 2 sheets	[Dallas E Walsh in Anne Higham's list. No biography. Active Sydney 1920s and 1930s see notes at end of file	1934_0937
24	Floor plan and proposed extension to 24 Darlinghurst Road, Kings Cross for Licensing purposes P2 Proposed alterations to premises at 24-26 Darlinghurst Road Kings Cross for B Houghton Esq Planner West and partners	[Bourbon]	1968_0593



24	Proposed alterations and additions to 'Gleneagles' Private Hotel, Darlinghurst Road, Kings Cross F. G. Kolos, ARAIA, Sydney 1 Mocata Avenue, Pymble	1956	3902, 3093, 3904, 3905
24	Exhaust fan from dining room M J Marshall P/L		3906, 3907
24	Proposed alterations and additions to 'Gleneagles' Private Hotel, Darlinghurst Road, Kings Cross F. G. Kolos, ARAIA, Sydney 1 Mocata Avenue, Pymble	1956	3908
24	[Enlargement of section]	1956	3909
24	[Enlargement of section]	1956	3910
24	[Enlargement of elevation] Kolos	1956	3911
24	Proposed alterations and additions to 'Gleneagles' Private Hotel, Darlinghurst Road, Kings Cross F. G. Kolos, ARAIA, Sydney 1 Mocata Avenue, Pymble	1956 Floor plans	3912, 3913
	Remainder of drawings also in this set		3914-3944
24	Plan of the Charlemont Private Hospital, 24 Darlinghurst Road, Darlinghurst	Installation of a lift  [shows the floor plan]	0554_1926
26-28	Proposed new shops at 26-28 Darlinghurst Road for Miss B. Ginsberg		1939_0874 p 1-2
26-28	Proposed new shops at 26-28 Darlinghurst Road for Miss B. Ginsberg. Existing Work. Architect: Richard G. Simpson		1939_0874 p 3
26-28	Proposed new shops at 26-28 Darlinghurst Road for Miss B. Ginsberg [unreadable] Architect: Richard G. Simpson		1939_0874 p 4
26-28	Alterations to Radio Centre, 28 Darlinghurst Road, Kings Cross Douglas B. Snelling		1956_0800
26-28	Proposed new coffee shop fittings and new shopfront. Peter L. Kish of Bobbin Head Road, Pymble		1964_0853
26-28	Proposed Alterations & Additions to No. 26-28 Darlinghurst Road, Peter Rommel & Associates of Potts Point (		1967_0819
26-28	Proposed conversion of Showbiz Restaurant Peerless Engineering, Kentucky Fried Chicken		1968_1679
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C. Hamilton Architect, D. T. Building, Sydney. BA 1051/25	Elevation showing part to Darlinghurst Road	1051 1995 Front elevation
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T G Murray & S B Gange Esq. C Hamilton Architect, D T Building, Sydney. BA 1051/25	Plan	1051 1995 Ground Floor plan
30	Residential Buildings Macleay Street Sydney Arthur B. Pollin, Architect, Union Bank chambers 68 ½ Pitt Street	See No 24 also	Img_3381
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C. Hamilton Architect, D T Building, Sydney. BA 1051/25	Sections	Img_3382
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C. Hamilton Architect, D. T. Building, Sydney. BA 1051/25	Roof plan	Img_3383
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C. Hamilton Architect, D. T. Building, Sydney. BA 1051/25	Elevations	Img_3384
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G.	Ground Floor Plan	Img_3385

	Murray & S. B. Gange Esq. C Hamilton Architect, D. T. Building, Sydney. BA 1051/25		
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C Hamilton Architect, D. T. Building, Sydney. BA 1051/25	Fourth, Fifth and Sixth floor plans	Img_3386
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C Hamilton Architect, D. T. Building, Sydney. BA 1051/25	South Elevation	Img_3387
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C Hamilton Architect, D. T. Building, Sydney. BA 1051/25	Section	Img_3388
30	Plan of Proposed Building, Roslyn Street, Darlinghurst for Hon T. G. Murray & S. B. Gange Esq. C Hamilton Architect, D. T. Building, Sydney. BA 1051/25	Fourth, Fifth and Sixth floor plans	Img_3389
	File ref for 1051/25		
32	Proposed Awning alterations Dewar Structures P/L ltd		1977_1194
32	Set of drawings for the Proposed new building at Corner of Darlinghurst Road with Roslyn Street, Kings Cross for G. Lehrer esq. Architect Neville Gruzman, BArch, Dip T&CP, 27 Hunter Street	Approved Dec 1962	1961_1694
	One drawing in the set is proposed changes to existing restaurant.	1965 Stage and change room	1961_1694
	One drawing in the set is the Certificate of title [house labelled No.30]	Dry cleaners, sportswear shop fish shops, outline of Fordon and verandah. Commodore first stage return meets Fordon	1961_1694

# *Heritage Data Form*

ITEM DETAILS							
Name of Item	Kingsley Hall						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	1A						
Street name	Elizabeth Bay Road						
Suburb/town	Potts Point				Postcode	2011	
Local Government Area/s	<a href="#">City of Sydney</a>						
Property description	Lot 1 DP 191425						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Strata Plan No. 10070, c/- Alldis and Cox						
Current use	Residential Apartment						
Former Use							
Statement of significance	<p>Kingsley Hall at 1A Elizabeth Bay Road has a high degree of heritage significance at a local level.</p> <p>The apartment block provides evidence in a major change in housing type within the inner-city suburbs of Sydney, Potts Point area from boarding houses (within adapted terraces) to purpose-built high rise residential apartment blocks during the Interwar period. The construction of the building dates from a key period in the development of Potts Point, when taller purpose-built luxury apartment buildings were being designed in consideration of amenity and function.</p> <p>The building is associated with prominent Interwar architect Emil Sodersteen who was one of the leading practitioners of the Art Deco style in Sydney during the Interwar period.</p> <p>The building is a prominent element in the streetscape of Darlinghurst Road and is a fine example of an Inter-War Art Deco residential flat building with high quality brick detailing.</p> <p>With surviving original features that date from the 1930s, Kingsley demonstrates construction methods and detailing of the period. As such it is a fine representative example of an Interwar Art Deco apartment building found in the inner suburbs of Sydney</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

# *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	Emil Sodersteen (the spelling of the surname was changed to Sodersteen by deed poll in 1943)					
<b>Builder/ maker</b>						
<b>Physical Description</b>	<p>Kingsley Hall is a 10 storey Inter-War Art Deco apartment building on the corner of Darlinghurst Road and Barncleuth Square.</p> <p>It is a concrete framed building, clad in distinctive red face textured brickwork with Aztec motifs incorporated within the detailing of the brick parapets.</p> <p>The building is tightly planned, with four apartments to each floor all with a northerly aspect overlooking Sydney Harbour.</p> <p>The ground floor was designed to incorporate a street entry and retail space to face Darlinghurst Road. This was modified in the 1970s when the street entry was relocated off Barncleuth Square together with a second retail space.</p>					
<b>Physical condition and Archaeological potential</b>	<p>The exterior face brick façade is in excellent condition.</p> <p>Some modification has occurred including replacement of the steel framed casement and hopper windows in the 1970s.</p> <p>The ground floor rear apartment facing Barncleuth Lane was modified in the 1970s, being altered to become a second retail space.</p> <p>Internally the stair and common halls retain original elements and finishes.</p>					
<b>Construction years</b>	<b>Start year</b>		<b>Finish year</b>	1929	<b>Circa</b>	<input type="checkbox"/>
<b>Modifications and dates</b>	<p>The following is identified:</p> <p>1970s rear ground floor apartment modified to incorporate a new entry porch and retail space;</p> <p>1970s ground floor windows facing Barncleuth Square modified to incorporated round roman arch openings; and</p> <p>1970s casement and hopper steel window frames modified.</p>					
<b>Further comments</b>	The site is located on the corner of Darlinghurst Road to the north-west, Barncleuth Square to the north-east and 20 Darlinghurst Road to the south-west.					

# Heritage Data Form

HISTORY	
Historical notes	<p>Though there is little or no evidence of the indigenous occupation of the Potts Point area prior to European settlement, it is noted that they are known to have used the area and their dislocation dating from European settlement in the late 18th century is recognised.</p> <p>The land upon which Kingsley Hall was built was once part of the grounds of Roslyn Hall, a substantial villa designed for Thomas Barker by Ambrose Hallen around 1833. As per the other villas of Darlinghurst, Roslyn Hall was oriented towards the views of the harbour, set in extensive grounds and sited well back from Darlinghurst Road.</p> <p>From around the mid-1850s onwards, the grounds of the large Darlinghurst villas were subdivided and rows of town houses or individual mansions were erected. The block fronting Darlinghurst Road, which had been subdivided from the grounds of Roslyn Hall, was put up for sale in September 1889. There appears to have been little initial interest in developing this block unlike the subdivision of the adjacent Barncleuth Estate, which had begun in the early 1880s. The subdivision of this block retained a portion of the grounds to Roslyn Hall and the house itself, which was separated from the subdivision by a 6m approx. (20ft) lane, later named Barncleuth Lane. The subdivision also created a street that separated the adjacent Barncleuth Estate and its house, becoming known as Barncleuth Square.</p> <p>The subdivision of the Roslyn Hall Estate was undertaken by the Sydney Permanent Freehold Land and Building Society. The original subdivision of the block incorporated eleven sites facing Darlinghurst Road: two corner sites were set out with a frontage of 9.2m approx. while nine mid-block sites had a frontage of 8.24m approx. The Sands Directories and Rate books record that only one house was initially erected within the subdivision along Darlinghurst Road. Fordon at No. 32 Darlinghurst Road, erected for Rose and Henry Nelson; this first appears in the rate books in 1891.</p> <p>From the mid-1920s, an increasing number of high-rise apartment developments were constructed in the Potts Point area. By 1929 Kings Cross was known both for its bohemian character and its aspirations to be more 'continental' in flavour, including basement jazz clubs established in the buildings further to the south. Young couples, spinsters, bachelors, homosexuals and artists, who wished to live life on their own terms, were drawn to the area and Darlinghurst/Kings Cross became the most densely populated area in Sydney.</p> <p>Kingsley Hall was designed by Emil Sodersteen and a building application for the block was submitted to Council in 1929. Initially the drive to Elizabeth Bay House started at the corner of Darlinghurst Road and Macleay Street and this street became Elizabeth Bay Road. When Kingsley Hall was erected the two substantial mansions Barncleuth (then Kiniel) and Maramanah were still in existence, as was Roslyn Hall to the rear.</p> <p>By March 1930 there was already a demand for the luxury flats in the area and Kingsley Hall, as was announced during construction, that 20 % had already been let. The block contained 20 flats and this was described as being 10 years ahead of its time. The planning was arranged so that there were no dark rooms. The front entry for Kingsley Hall, facing Darlinghurst Road at the time, appeared in the Construction &amp; Real Estate Journal in November 1930 with a caption that there is something very delightful in a well-designed doorway. In 1933 Emil Sodersteen called tenders for renovations to Kingsley Hall, Darlinghurst Road. In 1936 there was an issue with a fire-bug who lit five separate fires at Kingsley Hall. The apartment building, however, remains a sought after residential building with its landmark character and views north towards Sydney Harbour.</p> <p>During the 1970s, the building underwent some minor alterations, including the creation of an arched colonnade along Barncleuth Square and replacement of some of the metal casement windows.</p>

# Heritage Data Form

THEMES	
<i>National historical theme</i>	Theme 4
<i>State historical theme</i>	Within National themes 1-3: Commerce  National themes 4-9: Accommodation Towns, suburbs and villages Domestic Life Persons



# *Heritage Data Form*

<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	Kingsley hall provides evidence in a change in housing type within the Potts Point area from boarding house (within a refurbished terrace) to purpose built 20th century residential apartment. The construction of the building dates from a key period in the development of Potts Point when taller purpose-built luxury apartment buildings were being designed in consideration of amenity and function with apartments being planned efficiently with northerly aspect overlooking Sydney Harbour.
<b>Historical association significance</b> SHR criteria (b)	The building is associated with prominent inter-war architect Emil Sodersteen who was one of the leading practitioners in the design of purpose built apartment buildings of the Art Deco style in Sydney before WWII.
<b>Aesthetic significance</b> SHR criteria (c)	The building is a prominent element in the streetscape of Darlinghurst Road and is an excellent example of an Inter-War Art Deco residential flat building with high quality brick detailing.
<b>Social significance</b> SHR criteria (d)	Darlinghurst Road within Potts Point has social significance and reflective of a community which chose to live in a diverse high density non-suburban setting.
<b>Technical/Research significance</b> SHR criteria (e)	With surviving original features that date to the late 1920s this residential flat building demonstrates construction methods and detailing for a new high-density housing type.
<b>Rarity</b> SHR criteria (f)	Not used
<b>Representativeness</b> SHR criteria (g)	It is a fine representative example of an Inter-War Art Deco style residential flat building found in the inner suburbs of Sydney.
<b>Integrity</b>	The exterior and interior common areas retain historic integrity

# *Heritage Data Form*

HERITAGE LISTINGS	
Heritage listing/s	LEP – Conservation Area
	AIA (NSW Chapter) List of Significant Buildings

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	PTW Architects for City of Sydney	Heritage Assessment 1A Elizabeth Bay Road, 18-32 Darlinghurst Rd and 2 Roslyn St, Potts Point	2018	City of Sydney

RECOMMENDATIONS	
Recommendations	Any development of this site, including refurbishment, is to respect the Inter War art deco character of Kingsley Hall at 1A Elizabeth Bay Road through height, scale, materials and detail.

SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Assessment 1A Elizabeth Bay Road, 18-32 Darlinghurst Rd and 2 Roslyn St, Potts Point	Year of study or report	2018
Item number in study or report			
Author of study or report	PTW Architects		
Inspected by	Glenn Harper, April 2018		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Glenn Harper, Senior Associate PTW Architects	Date	03-09-18

# Heritage Data Form

## IMAGES - 1 per page

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

Image caption	Aerial photograph of site, shown circled				
Image year	2018	Image by		Image copyright holder	Near Maps



# *Heritage Data Form*

<b>Image caption</b>	Western elevation of Kingsley Hall				
<b>Image year</b>	2018	<b>Image by</b>	Glenn Harper	<b>Image copyright holder</b>	Glenn Harper at PTW Architects



# Heritage Data Form

Image caption	View of Kingsley Hall with original ground floor retail uses facing Darlington Road, openings now slightly modified in the 1970s, image April 2018				
Image year	2018	Image by	Glenn Harper	Image copyright holder	Glenn Harper at PTW Architects





# *Heritage Data Form*

<b>Image caption</b>	Detail view of façade at Barncleuth Square street level, modifications undertaken in 1970s, image April 2018				
<b>Image year</b>	2018	<b>Image by</b>	Glenn Harper	<b>Image copyright holder</b>	Glenn Harper at PTW Architects





# *Heritage Data Form*

<b>Image caption</b>	View of rear lane elevation				
<b>Image year</b>	2018	<b>Image by</b>	Glenn Harper	<b>Image copyright holder</b>	Glenn Harper at PTW Architects



# *Heritage Data Form*

<b>Image caption</b>	View of original stair with original finishes and details, image 2018				
<b>Image year</b>	2018	<b>Image by</b>	Glenn Harper	<b>Image copyright holder</b>	Glenn Harper at PTW Architects



# *Heritage Data Form*

ITEM DETAILS							
<b>Name of Item</b>	The Bourbon Hotel						
<b>Other Name/s Former Name/s</b>	Formerly known as: The Bourbon and Beefsteak Bar & Restaurant The Charlemont Private Hospital; Gleneagles Hotel and Greyeagles Hotel						
<b>Item type (if known)</b>							
<b>Item group (if known)</b>							
<b>Item category (if known)</b>							
<b>Area, Group, or Collection Name</b>							
<b>Street number</b>	(part) 22-24						
<b>Street name</b>	Darlinghurst Road						
<b>Suburb/town</b>	Potts Point				<b>Postcode</b>	2011	
	City of Sydney						
<b>Property description</b>	part of Lot 1 DP 1097710						
<b>Location - Lat/long</b>	<b>Latitude</b>				<b>Longitude</b>		
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>		
<b>Owner</b>	Piccadilly Freehold Pty Limited, GPO Box 5479, Sydney NSW 2001						
<b>Current use</b>	Hotel						
<b>Former Uses</b>	The known former uses are: Speculative residential terraces; Private Hospital; Boarding House; and Night Club with performance space.						
<b>Statement of significance</b>	<p>The Bourbon Hotel has a high degree of heritage significance at a local level, linked to its historical development, distinctive architectural form and character and high levels of community esteem.</p> <p>The historic development of the site is associated with the evolving history of the local area, with changing building forms linked to changing uses; a speculative terrace mansion house built for wealthy families in 1904 becomes a private hospital, boarding house and finally a night club. From the 1960s, this site became an integral part of the bohemian life of Darlinghurst Road, acquiring a risqué reputation in later years.</p> <p>With a remnant façade of two grand mansion terraces, The Bourbon Hotel has high aesthetic significance. The later street façade addition at 24 Darlinghurst Road is a good example of post-war modernism designed by the émigré architect Frank Kolos.</p>						

# *Heritage Data Form*

	<p>Public concern about changes to this area indicate a very high degree of social significance for the site.</p> <p>With some surviving original features that date to c.1904, this building demonstrates construction methods and detailing of the period, and as such are representative examples of a pair of grand terrace houses built in the late Italianate style.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

# *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	1956 front addition to southernmost terrace, by Frank Kolos					
<b>Builder/ maker</b>	c. 1904 terrace mansions built by William J. Bakewell					
<b>Physical Description</b>	<p>This two-storey terrace complex, dating to around 1904 and built in the late Italianate style, consists of two mansion terraces of uneven street width. With the southernmost terrace being wider than the northernmost terrace, both incorporate remnant arched balconies with parapet detailing. Internal changes gradually took place with the removal of most of the internal fabric commencing in the 1980s.</p> <p>The front garden of this terrace complex was gradually filled. This commenced in the 1950s when a new addition, with ground floor retail uses, was built onto the projecting front bay of the southernmost terrace.</p>					
<b>Physical condition and Archaeological potential</b>	The original building is modified.					
<b>Construction years</b>	Start year		Finish year	c. 1904	Circa	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	Refer to history					
<b>Further comments</b>	The site is bounded by Darlinghurst Road to the north-west, 20 Darlinghurst Road to the north-east and 26-30 Darlinghurst Road to the south-west, to a minimum depth of 8 metres from the c. 1904 Darlinghurst Road façade line.					

# Heritage Data Form

## HISTORY

### Historical notes

Though there is little or no evidence of the indigenous occupation of the Potts Point area prior to European settlement, it is noted that they are known to have used the area and their dislocation dating from European settlement in the late 18th century is recognised.

The land upon which The Bourbon Hotel now stands was once part of the grounds of Roslyn Hall, a substantial villa designed for Thomas Barker by Ambrose Hallen around 1833. As per the other villas of Darlinghurst, Roslyn Hall was oriented towards the views and the harbour, set in extensive grounds and was sited well back from the road.

From around the mid-1850s onwards, the grounds of the large Darlinghurst villas were subdivided and rows of town houses or individual mansions were erected. The block fronting Darlinghurst Road, which had been subdivided from the grounds of Roslyn Hall, was put up for sale in September 1889. There appears to have been little initial interest in developing this block unlike the subdivision of the adjacent Barncleuth Estate, which had begun in the early 1880s. The subdivision of this block retained a portion of the grounds to Roslyn Hall and the house itself, which was separated from the subdivision by a 20ft lane, later named Barncleuth Lane. The subdivision also created a street that separated the adjacent Barncleuth Estate and its house, becoming known as Barncleuth Square.

The subdivision of the Roslyn Hall Estate was undertaken by the Sydney Permanent Freehold Land and Building Society. The original subdivision of the block incorporated eleven sites facing Darlinghurst Road: two corner sites were set out with a frontage of 9.2m approx. while nine mid-block sites had a frontage of 8.24m approx. The Sands Directories and Rate books record that only one house was initially erected within the subdivision along Darlinghurst Road. Fordon at No. 32 Darlinghurst Road, erected for Rose and Henry Nelson, first appears in the rate books in 1891.

Around 1904 a substantial pair of houses was erected at No. 22-24 Darlinghurst Road for William J. Blakewell. The architect for these houses has not been identified. In terms of its style, the houses were somewhat old fashioned, although their scale and Italianate detailing responded to the context of the series of substantial mansions and terrace houses in the Springfield Avenue and Macleay Street area. The design was to attract a particular standard of tenant and may have been influenced by substantial additions to the adjacent villa Barncleuth by the well-known architect J. J. Clark in the early 1890s. Other substantial Italianate houses in Challis Avenue erected in the 1890s also feature similar tiers of arcades, which are more characteristic of Melbourne houses of this period.

The owner of No. 22-24 was William Bakewell who was a wealthy brick, tile and pottery works owner. No. 22-24 was one of a number of investments Bakewell erected and products from the firm's factory may have been employed. The Bakewells owned No. 22-24 until 1922 when the sale of the William's estate commenced. These houses were called St Louis and The Charlemont (respectively).

The Charlemont Private Hospital (later known as The Charlemont Private Hospital after 1919) was established by Susan Bell McGahey at No. 24 Darlinghurst Road in 1904, with an entry appearing in the 1905 Sand's Directory. Susan McGahey was one of the most senior nurses in the state and had served as matron for two substantial NSW hospitals, the Carrington Centennial Hospital at Camden and the Royal Prince Alfred Hospital (RPAH) in Camperdown. She had resigned from RPAH after a disagreement with Dr Anderson Stuart about the training of nurses and set up her own private hospital on Darlinghurst Road where she could supervise nurse training without interference. The hospital was in operation by July 1904. Susan McGahey was involved in developments in nursing and the training of nurses at an international level. Irish-born and London-trained in the Nightingale tradition, Susan McGahey was a career woman, one of the two most influential nurses in the profession in NSW, the other being Lucy Osborne at Sydney Hospital. Nurse McGahey's hospital had numerous VIP patients and their health, deaths or recovery were reported in the press.



# Heritage Data Form

Nurses who had worked at the Charlemount were highly regarded. Operating rooms were added in 1910. By 1916 Susan McGahey turned over the management of the hospital to another nursing sister. She died of cancer in 1919 and the contents of Charlemount Private Hospital were sold.

St Louis at No. 22 Darlington Road was advertised as a 'Gentleman's Home' in April 1904. The refined home for gentlemen operated by Mrs Alice Scott was described as having modern conveniences, hot and cold running water, sunny rooms and first-class cuisine. Advertisements for St Louis continued, with a large bright single and double balcony rooms advertised in 1909. In 1912, the house was converted into residential flats, and by 1913 the building had become known as The Russell.

In 1920 Dr Philip de Luca announced that he had just returned from Italy and that he was resuming practice at No. 22 Darlington Road. Bakewell Brothers of Erskineville lodged an application with Council for alterations that may have been for the Doctors chambers.

In September 1922, the Bakewell Brothers liquidated their family estate including the Charlemount and the Russell in Darlington Road, however, not all the properties were sold. The Russell had been sold privately just before the auction and it was envisaged that a private sale would also occur for the Charlemount, however, it was passed in at auction at 8000 pounds.

Furnished flats continued to be advertised as available for let in The Russell in 1925. The Russell, and what was now termed The Clifford at No. 24, was owned by the Boulton family in 1931. In 1936 the property had been sold and became known as the Gleneagles Private Hotel, which continued to operate during the war years, with events held to raise funds for the war effort during 1940 and 1941.

The Charlemount operated as residential chambers during the 1920s and there was a court case over the sale of the goodwill in 1922. The Charlemount re-opened as a private hospital in the late 1920s, being later relocated further along Macleay Street in 1934. An application for minor alterations dates from 1926 identifying the building's use as a private hospital. After the relocation of the private hospital, No. 24 Darlington Road became a boarding house once again.

Newspaper reports of raids by the Vice Squad detail the various attempts by proprietors in the Darlington/ Kings Cross area to get around the state's liquor licensing laws. The Gleneagles restaurant at 24 Darlington Road was periodically raided between 1947 and 1953; American sailors were among the clientele and charges were unable to be pressed as the majority gave their name as Smith. A room on the first floor had been illegally fitted out as a bar.

The Council approved alterations to Gleneagles in 1956, with a new modern façade added designed by the emigre architect Frank Kolos and by 1958, it was known as the Greyeagles Hotel. By the mid-1950s, much of Darlington Road had commercial uses along the street alignment with residential uses above.

Kings Cross became known as the "Glittering Mile" and was the subject of a TV documentary of the same name that aired in 1964. Portrayed were the high population density, the bohemians and the way that the area came to life after dark. The late-night venues, the cafes and clubs that had once been located further towards the intersection at William Street now extended towards Macleay Street

No. 24 Darlington Road had yet another transformation with the closing of Greyeagles Hotel in the 1960s and reopening as the Bourbon and Beefsteak Bar, one of two venues founded by Berni Houghton to cater to American soldiers on R & R (rest and recreation) from the Vietnam War. There are numerous applications on file at the City Council for minor alterations, including an application to use the premises as a nightclub in 1968. The 'Bourbon' became notorious as a late night (and early morning) drinking venue, including the front garden of the building being redeveloped to become an

# *Heritage Data Form*

	<p>important semi outdoor venue; a feature particular to the area at the time. Similar development occurred at 26-32 Darlinghurst Road from this time.</p> <p>The Bourbon and Beefsteak Bar's notoriety was summed up in the Daily Telegraph after its closure due to storm damage in 2010; the 24/7 venue: "hosted celebrities, gangsters, bent coppers, hookers and just about every Underbelly character". In 2010 the Bourbon reopened with new décor, including a redevelopment of the semi outdoor street edge, that was more in keeping with francophile Macleay Street than Darlinghurst Road.</p>
--	--

THEMES	
<i>National historical theme</i>	<p>Theme 3 Theme 4</p>
<i>State historical theme</i>	<p>Within National themes 1-3: Commercial Health</p> <p>Within National themes 4-9: Towns, suburbs and villages. Accommodation Domestic Life Leisure Persons</p>

# *Heritage Data Form*

<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	The development of the site is associated with changes in pattern of use representative of the area: from speculative terrace mansion house built for wealthy families from 1904 to private hospital, boarding house and night club.
<b>Historical association significance</b> SHR criteria (b)	As the former mansion terraces The Russell and former Charlemount, built as speculative property by the entrepreneurial Bakewell Brothers to private hospital established by the prominent Sydney nurse Susan Bell McGahey, later becoming 'guest house' and night club, this place has a rich and complex pattern of varied uses and significant social groups. Once a rented family home for a wealthy professional this place became a venue for the bohemian life of Darlinghurst Road. This site later acquired a risqué reputation when operating as Bourbon and Beefsteak Bar
<b>Aesthetic significance</b> SHR criteria (c)	With a remnant façade of a grand mansion terrace built as an investment property, this place has high aesthetic qualities.  Later street façade at 24 Darlinghurst Road is a good example of post-war modernism designed by the émigré architect Frank Kolos in 1956.
<b>Social significance</b> SHR criteria (d)	The former Charlemount Private Hospital owned and managed by prominent Sydney nurse Susan Bell McGahey provided an important use.  In addition to this, the former front garden of 22-24 Darlinghurst Road became an important social place and an integral part of the cosmopolitan life of the street.
<b>Technical/Research significance</b> SHR criteria (e)	With surviving original features that date to the c. 1904 this building demonstrates construction methods and detailing of the period
<b>Rarity</b> SHR criteria (f)	The building provides evidence of a former way of life: the mansion terrace house. In addition to this and in its change of use to a private hospital, provides evidence of a significant human activity.
<b>Representativeness</b> SHR criteria (g)	Representative example of a pair of grand terrace houses built in the late Italianate style.
<b>Integrity</b>	Parts of the c. 1904 terrace façade remains, including tessellated tiles to the upper level balcony of the northernmost terrace.  Parts of the 1950s addition built onto the front of the southernmost terrace remains.

# *Heritage Data Form*

HERITAGE LISTINGS	
Heritage listing/s	NIL

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	PTW Architects	Heritage Assessment: 1A Elizabeth Bay Road, 18-32 Darlinghurst Rd and 2 Roslyn St, Potts Point	2018	City of Sydney

RECOMMENDATIONS	
Recommendations	Any development of 22-24 Darlinghurst Road (The Bourbon) is to conserve the existing facade to a minimum depth of 8m. The ground floor additions at Darlinghurst Road are to be removed and the space is to be designed as an extension of the footpath.

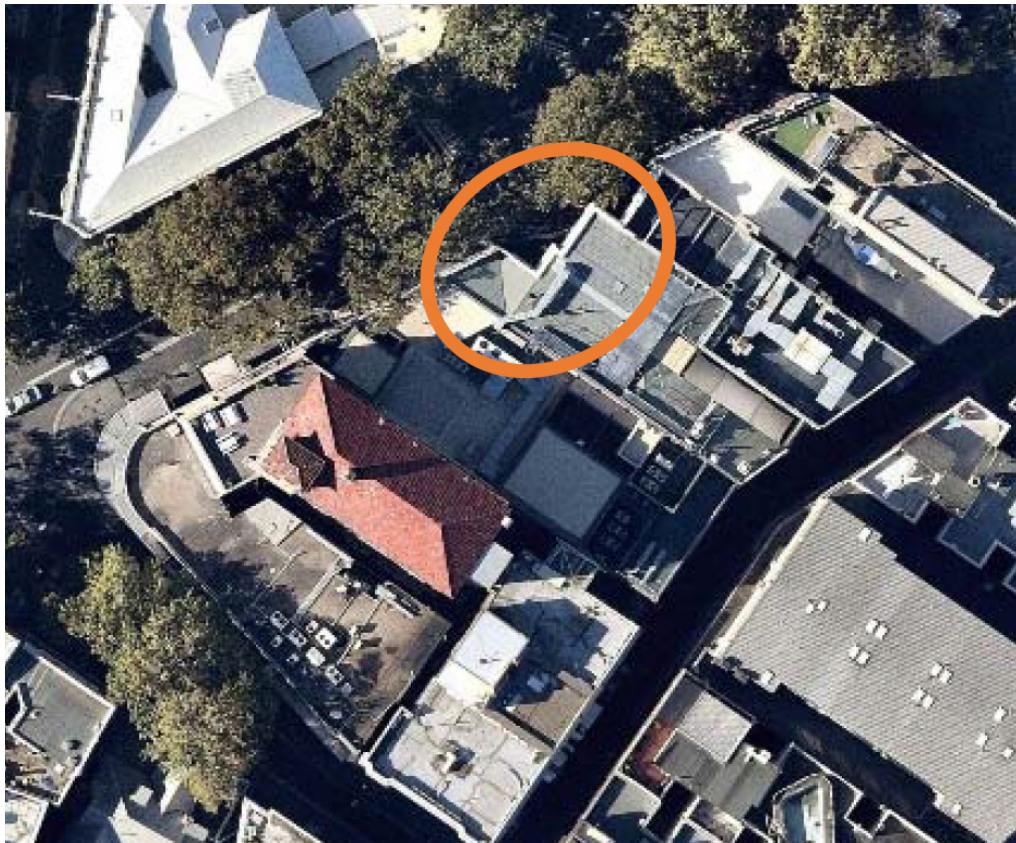
SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Assessment: 1A Elizabeth Bay Road, 18-32 Darlinghurst Rd and 2 Roslyn St, Potts Point	Year of study or report	2018
Item number in study or report			
Author of study or report	PTW Architects		
Inspected by	Glenn Harper		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	Glenn Harper, Senior Associate PTW Architects	Date	03-09-18

# Heritage Data Form

## IMAGES - 1 per page

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

Image caption	Aerial photograph of site with item circled				
Image year	2018	Image by		Image copyright holder	Near Maps





# *Heritage Data Form*

Image caption	Darlinghurst Road Elevation				
Image year	2018	Image by	Glenn Harper	Image copyright holder	Glenn Harper at PTW Architects





# *Heritage Data Form*

<b>Image caption</b>	Darlinghurst Road Elevation with 1950s addition by Frank Kolos identified				
<b>Image year</b>	2018	<b>Image by</b>	Glenn Harper	<b>Image copyright holder</b>	Glenn Harper at PTW Architects



# *Heritage Data Form*

<b>Image caption</b>	Darlinghurst Road balcony terrace with tessellated tile work identified.				
<b>Image year</b>	2018	<b>Image by</b>	Glenn Harper	<b>Image copyright holder</b>	Glenn Harper at PTW Architects



# *Heritage Data Form*

ITEM DETAILS								
<b>Name of Item</b>	The Empire Hotel							
<b>Other Name/s Former Name/s</b>	Les Girls Restaurant Carousel Club The Palladium							
<b>Item type (if known)</b>								
<b>Item group (if known)</b>								
<b>Item category (if known)</b>								
<b>Area, Group, or Collection Name</b>								
<b>Street number</b>	30-32A							
<b>Street name</b>	Darlinghurst Road							
<b>Suburb/town</b>	Potts Point					<b>Postcode</b>	2011	
<b>Local Government Area/s</b>	City of Sydney							
<b>Property description</b>	Lot 1 DP 510235							
<b>Location - Lat/long</b>	<b>Latitude</b>				<b>Longitude</b>			
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>			<b>Northing</b>		
<b>Owner</b>	Piccadilly Freehold Pty Limited, GPO Box 5479, Sydney 2001							
<b>Current use</b>	Hotel							
<b>Former Use</b>	<p>These consist of:</p> <p>Night clubs (one on each upper two floors), Retail uses (street level), Theatre restaurant (first floor) and Assumed commercial office uses (designed for the top floor)</p>							
<b>Statement of significance</b>	<p>The Empire Hotel has a high degree of heritage significance at a local level, primarily linked to its use as the Les Girls Nightclub.</p> <p>The building has historic significance as it dates from a key period in the development of the Potts Point / Kings Cross area, with the changing of predominantly residential development to mixed-use commercial uses, especially only the major roads in the area. The architectural form and detail of the site is evident in the design of a mixed-use commercial building designed and built during the early 1960s. The design of this building was associated with a significant phase of cosmopolitan life within Potts Point where retail uses faced the street and night club uses were located to the upper level.</p> <p>A major component of the historic and associative significance of the site is linked to its use as home for the performers Les Girls within Les Girls Nightclub; this formed an important focus for the entertainment of the Kings Cross area and helped pioneer acceptability of the LGBTIQ community. Female impersonators Les Girls performed at Les Girls, together with Carlotta, possibly Australia's first</p>							

# Heritage Data Form

	<p>sex-change patient.</p> <p>The site is also associated with the Nelson / Bassler family who were Jewish philanthropists and important members of the Jewish community in Sydney. The building also has links to the noted Australian architect Neville Gruzman.</p> <p>This site is likely to have a high level of contemporary community esteem to the former patrons of Le Girls as well as the LGBTQI community.</p> <p>Though modified, the Empire Hotel is a representative example of a mixed use commercial building in the modernist style</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

# *Heritage Data Form*

DESCRIPTION						
<b>Designer</b>	Neville Gruzman					
<b>Builder/ maker</b>						
<b>Physical Description</b>	The building which houses Les Girls is a three storey modernist building with a curved corner by the Sydney architect Neville Gruzman. This mixed-use building was designed to incorporate retail uses to the ground floor, a theatre restaurant on the first floor and commercial offices on the top floor. By 1965 both upper floors were functioning as night clubs.					
<b>Physical condition and Archaeological potential</b>	External façade and internal spaces now modified. Internal spaces are modified although the club/cabaret performance space of the Les Girl Nightclub is still evident.					
<b>Construction years</b>	<b>Start year</b>	1961	<b>Finish year</b>	1962	<b>Circa</b>	<input type="checkbox"/>
<b>Modifications and dates</b>	Internal modification during late 1980s when Les Girls Nightclub closed Internal and external modification in 1990s, ground floor retail uses removed and hotel uses extended					
<b>Further comments</b>	The site is located on the corner of Darlinghurst Road to the north-west and Roslyn Street to the south-west and is bounded by 30 Darlinghurst Road to the north-east and 2 Roslyn Street to the south-east.					

# *Heritage Data Form*

<b>HISTORY</b>	
<b>Historical notes</b>	<p>Though there is little or no evidence of the indigenous occupation of the Potts Point area prior to European settlement, it is noted that they are known to have used the area and their dislocation dating from European settlement in the late 18th century is recognised.</p> <p>The land upon which The Empire Hotel now stands was once part of the grounds of Roslyn Hall, a substantial villa designed for Thomas Barker by Ambrose Hallen around 1833. As per the other villas of Darlinghurst, Roslyn Hall was oriented towards the views of the harbour, set in extensive grounds and was sited well back from Darlinghurst Road.</p> <p>From around the mid-1850s onwards, the grounds of the large Darlinghurst villas were subdivided and rows of town houses or individual mansions were erected. The block fronting Darlinghurst Road, which had been subdivided from the grounds of Roslyn Hall, was put up for sale in September 1889. There appears to have been little initial interest in developing this block unlike the subdivision of the adjacent Barncleuth Estate, which had begun in the early 1880s. The subdivision of this block retained a portion of the grounds to Roslyn Hall and the house itself, which was separated from the subdivision by a 6m approx. (20ft) lane, later named Barncleuth Lane. The subdivision also created a street that separated the adjacent Barncleuth Estate and its house, becoming known as Barncleuth Square.</p> <p>The subdivision of the Roslyn Hall Estate was undertaken by the Sydney Permanent Freehold Land and Building Society. The original subdivision of the block incorporated eleven sites facing Darlinghurst Road: two corner sites were set out with a frontage of 9.2m approx. while nine mid-block sites had a frontage of 8.24m approx. The Sands Directories and Rate books record that only one house was initially erected within the subdivision along Darlinghurst Road; Fordon at No. 32 Darlinghurst Road was erected for Rose and Henry Nelson and first appears in the rate books in 1891. The Nelsons purchased lots 1-4 of the Roslyn Hall Estate subdivision. Until around 1899 Fordon was the only house (numbered 32 Darlinghurst Road) in the block. The grounds of Fordon extended as far as the northern boundary of No. 28 Darlinghurst Road. Henry and Rose Nelson continued to occupy Fordon until their respective deaths in 1912 (Rose) and 1915. The surviving Nelson children inherited Fordon, the 'superior surplus furniture and effects' of which were sold in April 1916 by Miriam Basser. The sale included walnut furniture, a dining room suite and a separate dining table as well as superior Axminster and Brussels carpets.</p> <p>Fordon was purchased by Dr Weston Maher who remained in residence until after the adjacent block of flats had been erected, although by then he had sold the land. The 1939 Water Board plan shows a bay fronted villa with a front verandah. The Rate Assessment Books record that Fordon was a substantial two-storey brick house with a slate roof that contained 12 rooms. The Nelson's former residence Fordon survived until the early 1960s, hidden behind a series of shops.</p> <p>By the mid-1950s, much of Darlinghurst Road had commercial uses along the street alignment with residential uses above. Kings Cross became known as the "Glittering Mile" and was the subject of a TV documentary of the same name that aired in 1964. Portrayed were the high population density, the bohemians and the way that the area came to life after dark. The late-night venues, the cafes and clubs that had once been located further towards the intersection at William Street now extended towards Macleay Street.</p> <p>In the early 1960s Fordon at No. 32 Darlinghurst Road was demolished, as was the row of shops that had been erected fronting Darlinghurst Road. The rate books show that part of Fordon was owned by the City Council in the late 1930s. Tooth &amp; Company owned most of the lot (1936 rate assessment book) but did not erect a hotel.</p> <p>A new three-storey building with a curved corner designed by Neville Gruzman was erected for G.</p>



# *Heritage Data Form*

	<p>Lehrer. The initial correspondence with the City Council dates from 1962. The new building was to contain shops at ground level, a restaurant on the first floor and offices on the second floor. G &amp; A Lehrer owned other property in Darlinghurst Road, including shops and flatettes at 61-65 Darlinghurst Road.</p> <p>The restaurant became a club/cabaret known as Les Girls after the female impersonators (drag queens) who performed covers of popular songs. Archival footage of the performances survives and Les Girls was one of the clubs featured in the Glittering Mile documentary as were the strip club, folk dancing and a jazz club. (At times, the address for Les Girls was advertised as 2c Roslyn Street). Les Girls was the brainchild of the entrepreneur Sammy Lee who brought the idea back from shows he saw in San Francisco and Paris, started in Kings Cross in 1962.</p> <p>Sydney had long had a reputation as being one of four world cities that were tolerant to homosexuality, the other cities being Paris, Venice and San Francisco. The Glittering Mile commentator noted that Les Girls would not have been possible a few years earlier. Les Girls was one of the first drag cabaret clubs to open and it was the longest lasting. Les Girls continued to perform in the Cross when in 1980, their focus then changed to touring. The club remains the most well-known of the gay clubs (outside of the gay community) and the lettering on the façade become a Sydney landmark.</p> <p>After the Americans departed in the mid-1970s (due to the end of the Vietnam War) the Cross continued to be known for its nightlife, particularly clubs and late-night drinking venues, which had progressively been legalised. In his history of Gay Sydney, Gary Wotherspoon noted that the gay clubs shifted their focus to Oxford Street/ Taylor Square, as during the Vietnam War, the Cross had become too dangerous. Once the military had departed, suburbanites and tourists were drawn to the area. The sex industry expanded north along Darlinghurst Road with Adult Bookshops and Escort Services located within this block.</p> <p>By 1973 the 'private VIP club' Les Girls had become the Carousel Lounge. Within the Carousel, this was the last place the heiress, newspaper owner and activist Juanita Nielson was seen alive in July 195. The Carousel became the Palladium and more recently the Empire Hotel.</p>
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THEMES	
<i>National historical theme</i>	Theme 3 Theme 4
<i>State historical theme</i>	<p>Within National Themes 1-3 Commerce Events</p> <p>Within National Themes 4-9 Creative endeavour Persons</p>

# *Heritage Data Form*

<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	The building has significance as it dates from a key period in the development of Potts Point from residential uses to specific mixed-use commercial uses. The architectural form and detail of the site is evident in the design of a mixed use commercial building designed and built during the early 1960s. The design of this building was associated with a significant phase of cosmopolitan life within Potts Point where retail uses faced the street and night club uses were located to the upper level.
<b>Historical association significance</b> SHR criteria (b)	The site is associated with the Nelson / Basser family who were Jewish philanthropists and important members of the Jewish community in Darlinghurst /Potts Point area.  As a performance space and home of the Le Girls Nightclub this nightclub was an important focus within Sydney's nightlife at the Cross during the 1960s and 1980s an important focus for Sydney's LGBTQI community.
<b>Aesthetic significance</b> SHR criteria (c)	It does not appear to meet this criterion.
<b>Social significance</b> SHR criteria (d)	As home for the Les Girls nightclub and performers Les Girls, this formed an important focus for the entertainment of the Kings Cross area; and helped pioneer acceptability of the LGBTQI community. Here the female impersonators Les Girls performed with Carlotta, Australia's first transgender patient.
<b>Technical/Research significance</b> SHR criteria (e)	It does not appear to meet this criterion.
<b>Rarity</b> SHR criteria (f)	It does not appear to meet this criterion.
<b>Representativeness</b> SHR criteria (g)	The building in which housed Les Girls Nightclub is a representative example of a mixed use commercial building in the modernist style.
<b>Integrity</b>	The current form of the building still retains its predominate external shape even though the detail, including ground floor retail uses and upper level curtain walls, have been modified. Internally now modified although the rear staircases and upper level bathrooms retain early fabric and details

# *Heritage Data Form*

HERITAGE LISTINGS	
Heritage listing/s	NIL

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Report	PTW Architects for the City of Sydney	Heritage Assessment 1A Elizabeth Bay Road, 18-32 Darlinghurst Rd and 2 Roslyn St, Potts Point	2018	City of Sydney

RECOMMENDATIONS	
Recommendations	<p>Any development of this site must interpret the social and historic significance of the site as the original Les Girls venue through an architectural interpretation of the building as constructed in 1962, including the curved corner form, floor and parapet levels, ground level awning, the first and second floor balconies and the prominent corner sign reading "Les Girls".</p> <p>To reflect the historic and social significance of The Empire Hotel at 32-32A Darlinghurst Road, the ground level and first floor should have commercial food and drink or entertainment uses.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Assessment 1A Elizabeth Bay Road, 18-32 Darlinghurst Rd and 2 Roslyn St, Potts Point	Year of study or report	2018
Item number in study or report			
Author of study or report	PTW Architects		
Inspected by	Glenn Harper		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>

# *Heritage Data Form*

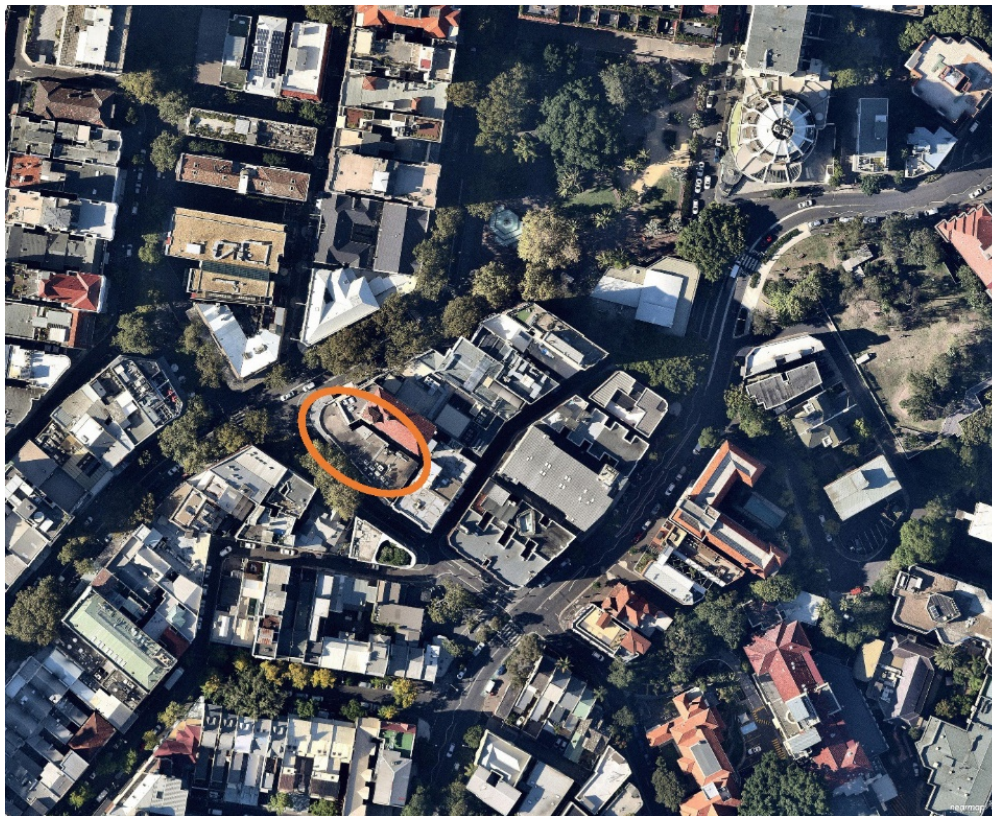
This form completed by	Glenn Harper, Senior Associate PTW Architects	Date	03-09-18
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# Heritage Data Form

IMAGES - 1 per page

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

Image caption	Aerial photograph of site, shown circled				
Image year	2018	Image by		Image copyright holder	Near Maps



# *Heritage Data Form*

<b>Image caption</b>	Exterior of 30 Darlinghurst Road, Les Girls Restaurant was located on the upper level.				
<b>Image year</b>	2018	<b>Image by</b>	Glenn Harper	<b>Image copyright holder</b>	Glenn Harper at PTW Architects





# Heritage Data Form

Image caption	Interior of upper level of 30 Darlinghurst Road, Les Girls Restaurant was located on this floor.				
Image year	2018	Image by	Glenn Harper	Image copyright holder	Glenn Harper at PTW Architects

