

Appendix 1

Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of Item	Four In Hand Hotel		
Other Name/s Former Name/s	Humberstone's Hotel; Healy's Family Hotel; Solferino Hotel		
Item type (if known)	Public House/ Hotel		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Paddington Hotels Group		
Street number	105		
Street name	Sutherland Street		
Suburb/town	Paddington	Postcode	2021
Local Government Area	Woollahra Municipality		
Property description	Lot A DP330465		
Owner	Private		
Current use	Hotel with dining room and TAB		
Former Use	Hotel		
Statement of significance	<p>The <i>Four in Hand Hotel</i> is of historic significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1878. It is a surviving example of the type of landmark corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development.</p> <p>It is of social significance as a reference point for community identity, having served as a meeting place for the small Sydney Italian community in the 1880s and 1890s, and for political meetings and rallies for local candidates in Council, state and federal elections, as well as for the Federation debates of the 1890s through to 1900. More recently it has been a place of community activism and home for the intellectual sub-cultures of the mid-20th century, including artists, writers and the creative professions who imbued the suburb with a renewed vigour and influenced its re-emergence as a popular, desirable and fashionable area. Its long association with Tooth and Co is well documented archivally in local, state and national repositories.</p> <p>The <i>Four in Hand Hotel</i> is of aesthetic significance as an example of an evolved Late Victorian period hotel still reflecting its original design, re-styled in a late 19th century fusion of Victorian utility and the emerging Aesthetic Movement and Edwardian Federation styles. While its interiors have been serially modified and updated, typically evolving over time as tastes and commercial imperatives changed, its exterior remains legible and relatively intact to its 1927 appearance.</p> <p>As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the <i>Four in Hand Hotel</i> is still a vibrant element of its urban fabric and local streetscapes. The <i>Four in Hand Hotel</i> is now comparatively uncommon, it is arguably <i>rare</i> as well as <i>representative</i>, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings still in operation which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia.¹ As an element of the Paddington Conservation Area, and as one of the group of hotels in Paddington, it may also have significance at a state level.</p>		
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Unknown
Builder/ maker	Henrich Dorhauer

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

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Physical Description	<p>Initially constructed in 1878, the <i>Four in Hand Hotel</i>, previously known as <i>Humberstone's Hotel</i> and the <i>Solferino Hotel</i>, is a two-storey, corner-sited Victorian period hotel building, which through campaigns of additions and alterations over 140 years, has continued in its original use until the present day. Built to address Sutherland and Elizabeth Streets, with its long side elevation to Sutherland Street, the hotel is of rendered brick construction with corrugated iron roofs concealed by the parapets to its street frontages.</p> <p>Stylistically Late Victorian, the building also has details which reflect the emerging Queen Anne Revival taste of the Late 19th and Early 20th centuries. This can be seen in its simple primary facades divided into bays with shallow pilasters that extend up into the original curvilinear parapets; its roughcast rendered frieze with moulded string courses; tiled ground floor walls; double hung sash windows with multi-pane upper sashes over single pane lower sashes; and the bracket-supported curved corrugated iron roof over the partly inset balcony overlooking Sutherland Street. The building retains its multiple timber joinery entry doors, though some of the ground floor access points and windows have been changed.</p> <p>Two major extensions to the building are apparent in its street frontages. To the west and upslope facing Elizabeth Street, a two-storey addition carefully matches some details of the existing façade, such as the roughcast frieze, while simplifying other details such as the parapet. To the south, a single storey addition, much plainer in treatment, extends the eastern frontage across the former rear yard access drive.</p> <p>Original plans of the hotel have not been discoverable. The earliest known arrangement of the site and the building's earlier interiors are shown in the set of plans for the extensions (as will be described below) undertaken in 1927 by the (then) new owners Tooth & Co. (Images 4, 5 and 6 and the photograph at Image 7)</p> <p>Originally rectangular, the hotel had a rear paved yard containing lavatories, stores and a laundry accessed from both streets (as shown in the 1886 Sydney Metropolitan Detail Plan, sheet 22, Image 2).</p> <p>The ground floor comprised a Public Bar extending the width of the building inside the Elizabeth Street frontage, set above an excavated basement cellar of the same size, with typical trap-door street access. Behind and separate from the Public Bar, a private hall accessed the main stair to the first floor as well as the central ground floor corridor from which opened two "parlours", the dining room, a store, the kitchen and three bedrooms (for the publican or staff). At the first floor, the stair (against the western rear side) accessed a hall giving onto the partly inset balcony, two substantial bedrooms over the Public Bar (later with interconnecting folding doors) and the central spine corridor from which three further bedrooms, the bathroom and linen cupboard were approached.</p> <p>Successive alterations have greatly changed both the ground and first floor interiors over the building's long life. A descriptive summary of these changes is provided below.</p> <p>The site is now almost totally built upon, with the yard occupied by the 1927-29 dining room addition and subsequent new kitchen and storerooms. The Public Bar has grown to occupy almost half the ground floor with further lounging areas, toilets and storerooms replacing the parlours and bedrooms. The upper flight of the staircase is now approached from a new open stair in the dining room. Of the first floor bedrooms and hallways, the two bedrooms overlooking Elizabeth Street and the main hallway to the Sutherland Street balcony remain, while the other walls, rooms and access hall have been rearranged and rebuilt. The rear balcony is now a store.</p> <p>It is understood the hotel has not offered accommodation "for many years". While the periodic alterations and refits of the bars and dining areas have comprehensively adapted the structure and finishes of the ground and first floor interiors, they remain interpretable through the extensive records of the building, including those held by Council.</p> <p>Images 11-13 show the <i>Four in Hand Hotel</i> today.</p>					
Physical condition and/or Archaeological potential	<p>Most areas of the hotel appear to be in good condition. Standard maintenance requirements evident include the painting of the external joinery to protect timberwork and treatment of corrosion in the steel suspended awning.</p> <p>While the building's fabric is in effect a record of its own evolution, the extent of site redevelopment is likely to have disturbed archaeological evidence of earlier occupation.</p>					
Construction years	Start year	1878	Finish year		Circa	
Modifications and dates	<p>The alterations and additions undertaken for Tooth & Co in 1927 appear to be the earliest and most substantial of the building's alteration phases. Extensive alterations and additions were carried out during 1927-29. The walls of the private entrance and stair hallway, dining room and parlour were removed to enlarge the Public Bar and extend the counter from 30ft. to 65ft. The existing storeroom and a portion of the dining room were converted into a storeroom opening directly into the Public Bar. One parlour remained on the ground floor, directly accessible from the Public Bar. A bath was added to the laundry to allow the ground floor bedrooms to be used by staff. The enlarged bar was finished with tiles and the external walls were also tiled at this time.</p>					

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	<p>On the part of the site facing Elizabeth Street, and formerly occupied by lavatories and storage, a new entrance and dining room, servery, kitchen, and storeroom were constructed with two new bedrooms and a bathroom upstairs. A suspended awning was added and new doorways were added to the Public Bar and parlour and the interior and exterior were painted.</p> <p>In September 1934, having leased the site for 32 years, Tooth & Co purchased the freehold outright, continuing to sub-let the hotel to various licensees.² By 1954, Tooth's held the freehold to over 300 hotels across Sydney, 628 throughout NSW.³ The <i>Four In Hand Hotel</i> was one of 22 hotels owned or under the management of Tooth & Co in the suburb of Paddington.</p> <p>In July 1953 another round of renovations and alterations was proposed, including the conversion of a parlour to a Saloon bar and two store-rooms into a ladies' parlour. Although it does not appear that these works were completed, a new floor of tallowwood was laid, after it was discovered that white ants had damaged the original timber floor. In March 1954, the cellar, cut from the natural rock in 1878, was brick lined and waterproofed. In September 1956 a new 90 seat lounge area with dance floor was created with the removal of internal walls at the back of the public and Saloon bar area, with a buffet bar from the Public Bar to serve the new lounge area. A new women's toilet, with two lavatories was also added in the yard area. The mens' toilets were also remodelled to satisfy a work order by the Licensing Court to provide additional toilets.</p> <p>Small changes and renovations were ongoing through the 1960s, with the Public Bar counter cut back in 1965, a cold-room installed in 1966 and fluorescent lighting added in 1967.⁴</p> <p>In 1969, further changes were proposed with the extension of the Saloon bar into part of the lounge. This work included the construction of a new internal wall through the middle of the former lounge and the removal of the lounge into the former dining room fronting Elizabeth Street at the front of the hotel. Parts of the former lounge were then converted to become the women's toilet and a storeroom, with new airlocks and entrances to the men's toilet from the Public Bar and a passageway off the Saloon Bar.⁵ A new reinforced concrete floor was laid in the extension at a lower level to match the existing Saloon bar. A new doorway from the bar serving space to the lounge extension was inserted and the existing bar counter was extended. A new external window was created in the Saloon Bar and the bar room tiled to match the Public Bar. The fireplace and chimney in the Saloon Bar were demolished and a new entrance doorway was constructed, re-using existing doors. The cost of the works was shared by Tooth & Co and the publican at the time, Mr G.A. Bowtell.</p> <p>In 1976, the then publican, Justin P Jordan and his wife Penelope, as part of the Croisdale syndicate group approached Tooth & Co to buy the freehold of the hotel. Although the initial offer was refused, Tooth & Co were in the process of re-assessing all their hotels, and a new offer by Jordan, now trading as Glenlusk Pty, was agreed to in February 1978, ending Tooth & Co's 44 year ownership.⁶</p> <p>Small works carried out during the 1970s included the removal of a fireplace and chimney in 1975, the opening of an archway between the Public Bar and Saloon bar, allowing direct access in November 1976. The suspended awning roof and box gutter were replaced.</p> <p>The replacement of the timber floors in the Saloon with concrete followed in 1980. In the next year, (1981), the original stairs in the Elizabeth Street entrance were demolished to make way for a new access from the bar to the dining room and replaced with a shortened staircase.</p> <p>Although the first floor was still in use as accommodation in the 1980s, it is understood that the changing demographics of the area and a drop in the use of the bedrooms saw that use discontinued. While the front bedrooms and cross hallway to the balcony remain, the layout of the other rooms has been liberally adapted. No plans for this work have been found. The greater part of the upper floor, east of the stair hall, presents as a flat.</p> <p>The former garage at the rear was transformed into a cool room during the same period, with an upgraded dining room and fit-out for a restaurant reflecting a move towards more refined dining options than the traditional pub had offered.</p> <p>Later changes to the hotel include minor refurbishments and repairs. The pediments above the parapet shown in the 1927 drawings (image 6) have been removed or as they are not shown in the 1930 image, may not have been constructed.</p>
Further comments	Hotels in 19th century Sydney developed in the tradition of English inns and public houses, combining the serving of food and provision of accommodation, and the serving of beer and spirits as found in a public house. In the

² Four-in-Hand, Yellow Card, Tooth & Co Collection, Noel Butlin Archives ANU.

³ Tooth & Co Collection, Noel Butlin Archives ANU.

⁴ Four-in-Hand, Yellow Card, Tooth & Co Collection, Noel Butlin Archives ANU.

⁵ DA Files, Four-in-Hand, Woollahra Council; N60/6420 Property File, Four-in-Hand Hotel, Tooth & Co Collection, Noel Butlin Archives ANU

⁶ N179/154 Tooth & Co Managers Office Files, Four-in-Hand hotel, Tooth & Co Collection, Noel Butlin Archives ANU

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	<p>earliest years of the Colony, they served both travellers and a local community, with many being the first or second major building erected in a new settlement area, suburb or town.</p> <p>The earliest hotels in Sydney were built in the Rocks and city area, at Parramatta and in the towns developing among farmlands along the Hawkesbury River at Windsor. In many cases, the hotel served not only as a place to eat, drink or sleep, but also as the first or only community space that allowed for public meetings, gatherings and events. The hotel became a focal point for community, particularly in Sydney's earliest suburbs and towns. They were used for everything from meeting halls for local societies, to inquests and political rallies. This was particularly the case for working class and industrial inner-city suburbs through the 19th century, such as Paddington, where the hotel was often larger than the average house. Many suburbs in the middle and later part of the 19th century had a hotel built on one or more corners in a neighbourhood. Many stood with a corner shop opposite (a grocery or butcher), although these have now largely disappeared with buildings converted to residential or office use, leaving the hotel as the only reminder of this early style of local, community-focussed commercial development.</p> <p>While hotels appeared on main streets and roads, within the suburban development of the inner city, the corner hotels were the most prominent position. Often wedged at the end of a row of terraces, the hotel acted as a type of keystone or cornerstone building between one street row and another. In Paddington, speculative builders commonly built a row of terraces and a hotel as part of the small scale urban development that characterised the area. Paddington's hotels were fitted in to the style of development, with nearly all being two or three storeys, mirroring the buildings around them.</p> <p>By 1880 there were 21 hotels listed in the <i>Sands Directory</i> in Paddington, rising to 29 by 1900. Paddington had one of the highest resident-to-hotel ratios for any suburb in Sydney.⁷ Such was the place of the hotel in the suburb, that during the enacting of the Local Option Clause in 1882, whereby ratepayers could vote Yes or No to two questions, whether any new publicans license's should be granted in the coming three years, and if any should be removed from the area, Paddington, while voting to not allow any new licences, also voted not to remove any.⁸ The area known as Paddington has changed over the years with Council redistributions, so direct comparisons are not possible.</p> <p>In NSW, an early closing time of six o'clock was introduced in 1916 and lasted until 1955, when a referendum was narrowly won for extended trading hours until 10pm. The six o'clock closing time, introduced with the intention of improving public morals and getting men home to their families earlier, had the unintended consequence of fostering an endemic culture of daily binge-drinking, which came to be known as the "Six O'Clock Swill".⁹ Around the same time, the three large breweries that dominated the Sydney market, Tooth & Co, Resch's and Toohey's, began to buy the freehold or leasehold of many of Sydney's hotels in order to secure an exclusive market for their products. The hotels were "tied" to the brewery, selling only their beers and preferred wines or spirits. Tooth's and Resch's breweries dominated the Paddington hotel trade from the turn of the 20th century until the 1920s, after which Tooth's took over Resch's and with it, their hotels as well.</p> <p>Following the introduction of early closing time, many of the brewery-owned hotels were altered to extend the small parlours, saloons and bars that had characterised the 19th century hotel into larger Public Bars and ladies' lounges, and new dining areas. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space. The intention was to maximise the length of the Public Bar to accommodate the drinks and the area available for patrons for the intense hour prior to closing. Generally, Public Bars were designed with the serving bar running the length of the two principal facades with additional doors added, opening onto the footpath. The bar counters were modified by removing the uprights that held upper shelves and the counter top was covered with linoleum, as it was soft and easy to clean.¹⁰</p> <p>External change to the appearance of hotels was also common during the first decades of the 20th century. The breweries used either in-house architects, or prominent architectural firms, to redesign their older hotels to modernise their appearance. New buildings reflected modern architectural styles, and the classic Sydney pub, with sleek lines, wall tiles and art deco or modern features dates from this period. For those hotels that were not totally redeveloped, new building and licensing laws prohibiting verandah posts along the footpath edge, that were now considered hazardous to ever increasing numbers of cars on the road, saw the old-style verandahs replaced by light steel-framed awnings, hung on steel tension rods anchored back to the upper masonry walls. The external façade beneath the awning was often clad in vitreous tiles to a height of 5 feet, above which the wall was plastered and painted. Many pubs were extended during this period with sleeping and dining accommodation as well as bar space, also the result of the requirements of the licensing authorities.</p>
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⁷ Kelly, M, *Paddock Full of Houses: Paddington 1840-1890*, Doak Press, Sydney, 1978, pp. 180-181

⁸ Kelly, op cit, p.181.

⁹ from Wikipedia http://en.wikipedia.org/wiki/Australian_pubs and http://en.wikipedia.org/wiki/Six_o'clock.swill

¹⁰ *Freeland op cit* p176

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	<p>During the 1960s, the pub-based 'Bottle Shop' was introduced, usually by converting one of the smaller bars into a sales area for bottled and canned drinks.¹¹ As more women and eventually families began to visit hotels from the late 1960s onwards, 'beer gardens' appeared and became a feature in many hotels to encourage leisurely and respectable family drinking and eating. As the breweries began to exit the hotel market from the mid-1970s new rounds of renovations swept through Sydney, with hotels upgraded to include carpeted lounge bars, ample sit-down drinking facilities, waiter service and entertainment.¹² In many, the old accommodation rooms on the upper levels were converted to dining areas, or used for storage, or in many pubs, lay idle. Some pubs became an alternative to boarding houses for single residents.</p> <p>Following American trends, through the post-WW2 decades increasing car ownership and a growing travelling public saw the advent throughout Australia of the motel. Facing this competition for the accommodation market, many older Australian pubs built new motel-style wings or outbuildings to provide for the independently accessed, self-contained, "modern" accommodation to which their existing rooms could not be easily converted. With the new interest in heritage places and buildings, some older pubs could reclaim and promote their traditional architecture or historic community values, but for many, changes in licensing law allowed them to strategically narrow their hospitality offering to food, drink, and entertainment.</p> <p>Increasing community affluence and the more sophisticated drinking and dining habits of Australians have challenged pubs to adapt and attract new custom, while publicans must, as ever, solicit and maintain the loyalty of their regulars. In modern-day, fashionable, inner city suburbs like Paddington, where residents and businesses characteristically respond quickly to trends and fashions, pubs face the complex mixed competition of restaurants, cafes and coffee shops, pop-up bars and bistros. In the close knit, 19th Century streetscapes of Paddington, that competition is highly visible, immediate and compelling.</p> <p>The cycle of reinvention, renovation and re-presentation of Paddington's pubs has become more frequent and design-driven; increasingly ambitious design and commercial viability are carefully considered.</p> <p>In Sydney the compounding land value of inner city sites is encouraging conversion to residential use, raising community concern about the loss of the meeting places and entertainment services that corner pubs provide.</p> <p>For those pubs with significant surviving early building fabric and remaining historic integrity, the ongoing processes of change need to be informed by appropriate conservation planning.</p>
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HISTORY	
Historical notes	<p>Paddington is part of the land of the Cadigal people.</p> <p>In 1823, ex-convict James Underwood and two other emancipists, Robert Cooper and Francis Ewan Forbes, combined to establish Sydney's first legal distillery on 100 acres of land granted to them between Old South Head Road (Oxford Street) and Rushcutters Bay.</p> <p>By the time the grant was ratified in 1831, Underwood had bought Forbes' share and his relationship with Copper had broken down, and the partnership was dissolved. 97 acres were by then in the sole ownership of Underwood and 3 acres were retained by Cooper around Juniper Hall facing South Head Road.¹³ This grant comprised a quarter of present day Paddington and was chosen for its supply of fine water from the Glenmore Brook near Jersey Road. The area became known as the Underwood Estate, or Underwood's Paddock. It encompassed the land between Oxford, Ormond, Cascade Streets, Glenmore Brook and Jersey Road.</p> <p>Underwood's Paddock was first subdivided in 1839 and was called the Paddington Estate. He called the area after the London Borough where he had property and by the mid-1830s, the name 'Paddington' was in common use. The subdivision ran from Juniper Hall along Oxford Street to Jersey Road and down to Paddington Street. Four streets, Underwood, Paddington, Elizabeth and William, were formed for the subdivision and 80 allotments were offered for sale. The main sales however occurred in the 1870s, when the rest of the estate, totalling over 800 lots was sold.</p> <p>The growth of Paddington had been slow during the early years of the 19th century. Large estates, the relative isolation of the area and an economic slowdown in the early 1840s hampered development. The construction of Victoria Barracks in 1848 was the impetus for the main development of the village, firstly along Oxford Street opposite the new barracks.</p>

¹¹ Wikipedia http://en.wikipedia.org/wiki/Australian_pubs

¹² *Freeland J.M. op cit p192*

¹³ Parkinson 'The Underwoods: Lock, Stock & Barrel'

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	<p>Victoria Barracks provided the main source of custom for the early hotels, which were mostly within a short distance of the Barracks along Oxford Street, including the Sussex Arms, the Britannia, the Rose and Crown, the Londonderry, the Rifle Butts and Colonel Bloomfield's Arms, the Crab Guns, the Greenwood Tree and the Paddington Inn.</p> <p>The subdivision of the large estates, such as the Underwood Estate, particularly between 1870 and 1890 fuelled a building boom, including houses and hotels across what was to become the suburb of Paddington. The predominant form was the terrace house, built largely by small scale builder developers, in rows of four to six houses. Terraces made maximum use of the narrow suburban blocks, and the sloping topography of the area while still offering enough room for families and small backyards.</p> <p>Paddington was a renter's suburb, with the majority of houses leased to workers who commuted into the city, to the docks or the industries around Sydney's southern fringe.¹⁴ This growing community, with few public halls or restaurants, relied on local hotels for their meeting areas and dining rooms.</p> <p>Development of the Four-in-Hand</p> <p>The <i>Four in Hand Hotel</i> site was part of the second subdivision and sale of the residue of Underwood's estate. This did not take place until 1875, because of protracted legal battles over Underwood's complicated will following his death in 1844. The subject site was part of Section 3, Lots 108-111, which was offered for sale on 9th August 1875.</p> <p>The vacant lots were purchased by Dennis Bennett, who in turn sold them to the builder Henrich Dorhauer in 1876, who already owned Lots 105-107. In 1878 Dorhauer built a row of four terraces fronting Sutherland Street and a hotel on the corner.¹⁵ Dorhauer had previously run a timber yard in the gold fields at Hill End. According to the Paddington Council rate and assessment books, Dorhauer owned Lots 109-111 of Section 3 described as 'land' in 1877 and the following year the property was described as 'hotel'.</p> <p>The hotel first appears in the <i>Sands Directory</i> in 1879 with the proprietor being Mrs M. Humberstone and the hotel known as <i>Humberstone's Hotel</i>. Dorhauer also owned Lots 102-107 in Sutherland Street adjacent to the hotel. He later built four terrace houses on these lots, being numbers 107, 109, 111 and 113 Sutherland Street. A plan of the site drawn in 1886 shows the hotel building on the corner of Sutherland and Elizabeth Streets, with a second, separate building set back from the Elizabeth Street frontage on the same block. [Sydney Metropolitan Detail Series Map Sheet 22- Image 2].</p> <p>The hotel and some properties at the rear fronting the laneway were sold to Susan Bassetti¹⁶ (nee Playfair, sister to John Thomas Playfair, Mayor of Sydney 1885) in 1884. Susan's husband, John Baptiste Bassetti was the proprietor of the hotel and they renamed it the <i>Solferino Hotel</i>. Bassetti had arrived in NSW in 1855 from Carmena, in the Italian-speaking Canton of Ticino in Switzerland. After marrying Susan, the Bassetti's moved to Solferino in 1871, a small gold mining town northwest of Grafton. The town had been named by Italian gold seekers after Solferino in Italy, site of a major Italian victory over Austrian troops in 1859 during the struggle for the country's unification. Bassetti opened the first hotel in the town and the first general store. In 1874, Bassetti also built and ran the Royal Hotel at Lionsville, 3 miles outside Solferino.¹⁷ He was a shareholder in a number of successful gold claims in the area, spending his time equally between these fields and Sydney. In 1881, Susan returned to Sydney for the birth of her daughter, and after three years John followed her, taking up the license for the hotel in 1884, while maintaining his gold mining interests.¹⁸</p> <p>The <i>Solferino Hotel</i> in Paddington was an important part of the small Italian community in New South Wales during the 1880s. In 1881, there were 521 Italians living throughout New South Wales, with approximately 200 residing in Sydney, including Bassetti as the publican running the <i>Solferino Hotel</i>. His hotel was advertised in the short lived Italian language newspaper <i>L'Italo-Australiano</i>, published in six editions in 1885 (Image 3).¹⁹</p> <p>From as early as the mid-1880s, the hotel was used for political meetings, including municipal meetings, state election campaigns and in the lead up to Federation, the venue became a political hotspot hosting many lively political debates including Mr W. S. Dowel addressing a meeting at the <i>Solferino Hotel</i> in 1897 with Alderman John Dillon.²⁰ The hotel was also used for campaigning by local Alderman T.J. West in his tilt for State Government in 1901, amongst others.²¹</p>
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¹⁴ Kelly, op cit, pp.83-84; pp95-100.

¹⁵ Woollahra Local Studies Collection, Four-in-Hand Vertical File.

¹⁶ Sister of Thomas Playfair, Mayor of Sydney 1885

¹⁷ Four-in-Hand Research File, Woollahra Local Studies Collection

¹⁸ *Australian Town & Country Journal*, 23 May 1885, p.24.

¹⁹ <http://www.coasit.com.au/IHS/journals/Individual%20Journal%20Extracts/Italo-Australiano%20First%20Italian%20newspaper%20from%20IHS%20Journal0029.pdf>

²⁰ *Sydney Morning Herald*, 17 February 1897, p.8.

²¹ *The Australian Star*, 17 June 1901, p.5.

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	<p>When Susan Bassetti died in 1893, her estate described the hotel as, "corner block of land having about frontages of 78 feet to south side of Sutherland Street 105 feet to east side of Elizabeth St and 78 feet to Little Hargrave Street. On it are erected the following premises; - At corner of Sutherland and Elizabeth Streets – The <i>Solferino Hotel</i> of brick, painted, stone foundation, shingle roof and containing bar, cellar, 9 rooms, kitchen, bathroom of wood, wash shed, fuel shed."</p> <p>Without the benefit of inspecting the roof void and in the absence of documentation prior to 1927, it is difficult to know at what point the shingle roof of the Bassetti's original hotel building was changed. The appearance of the hotel's facades may also have changed after construction, because stylistically they appear inconsistent with an 1870s construction date.</p> <p>"As Existing" layout plans from 1927 show the interior plans of the hotel as it was then (Image 4). On the ground floor, the Public Bar occupied the Elizabeth Street end and corner of the building, with two parlours and two bedrooms behind the bar fronting Sutherland Street, and a dining room, store, kitchen and third bedroom behind the bar on the southern side of the building. A laundry and two toilets, plus a men's urinal were in the yard outside and a garage occupied the rear corner of the block. Stairs led to the upstairs from an entrance hall behind the bar. Upstairs on the first floor were five bedrooms, a bathroom and linen cupboard. Without surviving original or earlier plans, it can be assumed these drawings depict the building close to its arrangement as built in 1878.²² The accommodation served both the public and the publican, as it was then required by law for the publican to live on-site at the hotel.²³</p> <p>Following Susan's death, her estate passed to her husband John, who in turn leased the hotel to Edward Haines in 1898. The following year, 1899, Haines renamed the hotel the <i>Four in Hand</i>, the name it retains to the present day (2018). Tooth & Co took over the lease to the hotel in 1902, sub-letting the hotel to various managers and licensee's, including a number of women such as Mrs E Fowler who held the license between 1907 and 1915, Mrs Catherine Mary Rees who took over when her husband died in 1932 and continued to run it until 1935, Esme Walsh who ran it between 1949 and 1950 or Nina Patterson who did so from 1959-1960.²⁴ Others ran it jointly with their husbands. The hotels provided women with stable and respectable work, with the Licensing Laws of NSW allowing married women to run the business, in contrast to other professions and public service positions. A full list of licensees of the <i>Four in Hand Hotel</i> is included below.</p> <p>In 1927-1928, the hotel was extensively renovated by Tooth & Co to create a large Public Bar area by combining the former dining room, parlour and private entrance, with a new building erected on the vacant portion fronting Elizabeth Street to create a new dining room and private entrance, with a servery, kitchen and pantry behind on the ground floor, and two new bedrooms and a bathroom on the first floor, with the former first floor corner bedroom converted to a sitting room. The conversion of the former kitchen on the ground floor to a bedroom brought the total to four bedrooms on the ground floor with a passageway entrance and access to the yard. This would bring the total of bedrooms to 10 and bathrooms to three. At the same time a new suspended awning was to be built over the footpath around the trading areas of the hotel. The work was completed by February 1929 (Image 7).²⁵</p> <p>As has been detailed in the description of modifications section, through successive phases of work across the 20th century the interiors of the hotel were altered and adapted to meet evolving trends and demands of pub patrons in fast-changing times. Spatial changes, new functional requirements and decorative schemes within the hotel have had little impact on its exterior, except for the substitution of newer ground floor windows and doors in the 1920's extensions, and some renewal of windows upstairs with inauthentic new joinery. Refer images 8 (1949), 9 (1955) and 10 (c.1960).</p> <p>The layout of the ground floor including the original residential entrance is evident in the pattern of beams and ceiling bays of the ground floor</p> <p>In 2018 the proposal for sale of the <i>Four-in-Hand</i> generated a vocal public campaign by Paddington residents when it was feared the site would be redeveloped for apartments, as had recently occurred with some other older pubs, both nearby and in other earlier suburbs of Sydney. A community group named 'Save the Four' ran an online and local campaign to save the hotel from being closed and redeveloped (Image 14).</p> <p>It is now confirmed that the building has been sold, and the new owners are planning to continue to operate the hotel as a local pub. The 140 years of hotel use in the same building represented by the <i>Four-in-Hand</i> makes the hotel one of Paddington's oldest continually serving hotel and commercial operations.</p>
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²² City of Sydney Archives 1204/27 New Four-in-Hand, Sutherland & Elizabeth St, Paddington, 1927

²³ Wright, C., *Beyond the Ladies Lounge: Australia's Female Publicans*, Melbourne University Press, Melbourne, 2003, p.24.

²⁴ Four-in-Hand, Yellow Card, Tooth & Co Collection, Noel Butlin Archives ANU.

²⁵ City of Sydney Archives 1204/27 New Four-in-Hand, Sutherland & Elizabeth St, Paddington, 1927.

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	Publicans/Licensees from Sands Directory and Tooth & Co files 1878-1980 1878 Mrs M Humberstone: Humberstone's hotel 1880 George Munn: Humberstone's Family Hotel 1882 John Healy: Healy's Family Hotel 1883-84 John Healy: Humberstone's Hotel 1885- 1898 John B Bassetti: Solferino Hotel 1899 Edward Haines: Solferino Hotel (Newspapers show 1899 as year name changed to Four-in-Hand) 1900-1901 Edward Haines: Four-in-Hand Hotel 1902 Emola R Benton: Four-in-Hand 1903-1906 Thomas C Kelly [Tooth & Co take over leasehold in 1904 and begin subletting hotel] 1907-1908 Peter Redmond 1909-1915 Eveline E Fowler (she took it up in March 1907 and left Feb 1915) 1916-1921 W Murphy (he took it up July 1915) 1921-1923 Archibald George Smith 1923-1925 Vincent Henry Blackburn 1925-1926 Cecil T Burke 1926- 1934 John O Rees 1934- 1935 Catherine Mary Rees 1935 William Henry Scott 1935-1936 Llewellyn Davis 1936-1940 John Bastow 1940-1941 Keith Kelly Kennedy 1941-1942 John Alfred Allen 1942-1943 Harry Daniel Daley 1943-1947 Adrian Cyrus Holdstock 1947-1948 Colin John Pinch 1949-1950 Mrs Esme Walsh 1950-1955 Harley Vigers 1955-1958 Gordon Douglas Purdue 1958-1959 Arthur Eric Kilby 1959-1960 Nina Florence Irene Patterson 1960-1962 William Randall 1962-1972 George Arthur and Esme Lillian Bowtell (formerly of the Rose and Crown 1955-1960) 1972-1974 James Francis Dawson 1974-1975 Maxwell Prideaux Thomson 1975 Justin Phillip Jordan 1978 Jordan as part of Glenlusk syndicate purchase the freehold from Tooth & Co. 1980 Peter Klaus Nuebler
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THEMES	
National historical theme (if known)	Peopling Australia Developing local, regional and national economies Building settlements, towns and cities Developing Australia's Cultural Life
State historical theme (if known)	Commerce Towns, Suburbs and villages Accommodation Labour Domestic life Social Institutions

APPLICATION OF CRITERIA	
Historical significance SHR criterion (a)	<p>An item is important in the course, or pattern, of Woollahra's cultural or natural history</p> <p>The <i>Four in Hand Hotel</i> is of historic significance as an early example of one of Paddington's suburban hotels, with the hotel having been continuously operational since its construction in 1878. The <i>Four in Hand Hotel</i> is a surviving example of the type of commercial development that was incorporated into the building of terrace rows during Paddington's suburban development in the 1870s. The <i>Four in Hand Hotel</i> was an important meeting place for the small Sydney Italian community in the 1880s and 1890s, and for political meetings and rallies for local candidates in Council, state and federal elections, as well as for the Federation debates of the 1890s through to 1900.</p> <p>Between 1934 and 1978 the hotel was owned and operated by the Sydney brewing company, Tooth & Co, who had first leased the building in 1904. Tooth & Co were owners of 22 hotels in Paddington during this same period and hundreds more across Sydney and NSW, making them one of the largest hotelier companies in NSW history.</p>

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	<p>The <i>Four in Hand Hotel</i> remains as one of Paddington's longest serving hotels and longest continual businesses on the same premises.</p>
<p>Historical association significance SHR Criterion (b)</p>	<p>An item has strong or special association with the life or works of a person, or group of persons, of importance in Woollahra's cultural or natural history.</p> <p>The documented history of the <i>Four in Hand Hotel's</i> successive licensees and publicans reflects the stories and themes associated with NSW society and its development - the new settlers, the developers, the successful gold rush entrepreneurs, the brewers Tooth and Co, and the new urbanites, all of whom variously contributed to Paddington's emergence, consolidation and endurance as a distinctive and significant place in Sydney's life and urban fabric. Its association with Sydney's early Italian community is well documented, as is its role as a community public house for political meetings and rallies.</p>
<p>Aesthetic significance SHR criterion (c)</p>	<p>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Paddington and the Woollahra Municipality.</p> <p>The <i>Four in Hand Hotel</i> is of aesthetic significance as an example of an evolved Late Victorian period hotel still reflecting its original design, re-styled in a late 19th century fusion of Victorian utility and the emerging Aesthetic Movement and Edwardian Federation styles.</p> <p>Its significance is heightened by its integration with the then-contemporary residential development of terrace house streetscapes in which it is a structuring, prominent corner landmark, distinctive for its form, scale and responsive compatibility with the housing and commercial development forming its context. While its interiors have been serially modified and updated, typically evolving over time like its competitors, the <i>Four in Hand Hotel</i> remains a significant example of Paddington's urban fabric and environment, which is of interest to the historic suburb's many visitors as well as the reason many of its residents loyally continue to live there.</p>
<p>Social significance SHR criterion (d)</p>	<p>An item has strong or special association with a particular community or cultural group in Woollahra for social, cultural or spiritual reasons.</p> <p>The <i>Four in Hand Hotel</i> is of historic and social significance as a community landmark being associated with Paddington's early political history as a place for campaigning and political organising; and more recently in the history of community activism and the intellectual sub-cultures of the mid-20th century, including artists, writers and the creative professions who imbued the suburb with a renewed vigour and influenced its re-emergence as a popular, desirable and fashionable area. The <i>Four in Hand Hotel</i> is a reference point in community identity within the rich urban amenity and mythology which continues to support Paddington's appeal as a place to live.</p> <p>The strength of community regard and attachment to the <i>Four in Hand Hotel</i> has been demonstrated in both its long history of operation, and more recently in the public protest against its threatened closure and conversion to houses or apartments. The organisation of a "Save the Four" campaign during 2018 when the hotel was for sale illustrates the strong ongoing community attachment to the hotel, including a petition of support signed by 12,403 concerned citizens.</p>
<p>Technical/Research significance SHR criterion (e)</p>	<p>An item has potential to yield information that will contribute to an understanding of Woollahra's cultural or natural history.</p> <p>The <i>Four in Hand Hotel</i> retains important evidence of its evolution as an exemplar of a distinct building type, the Late 19th Century/20th Century Sydney pub. Together with the substantial archival records of its use and adaptation across time, it demonstrates the processes of change in buildings of its genre, responding to the changing society in which it is valued and continues to serve.</p>
<p>Rarity SHR criterion (f)</p>	<p>An item possesses uncommon, rare or endangered aspects of Woollahra's cultural or natural history.</p> <p>As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, and still a vibrant element of its urban fabric and local streetscapes, the <i>Four in Hand Hotel</i> is uncommon, rare and endangered. Market challenges and an increasingly valuable site, attractive for conversion to housing use, make the Hotel part of an endangered and threatened group in Paddington, also evident in other inner city suburbs.</p>
<p>Representativeness SHR criterion (g)</p>	<p>An item is important in demonstrating the principal characteristics of a class of Woollahra's cultural or natural places or cultural or natural environments.</p> <p>The <i>Four in Hand Hotel</i> has a clear and notable <i>Representative</i> value, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the</p>

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	Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia. ²⁶
Integrity	<p>The degree to which the item retains the aspects which make it significant under the criteria above.</p> <p>Externally, the <i>Four in Hand Hotel</i> is significantly intact, reflecting its original design as a hotel integrated with a row of terrace houses, combined with the principal phase of its alteration and growth in 1927-29. This directly influences and underpins its attributed historic and aesthetic values.</p> <p>While the public interiors of the Hotel have been serially modified and updated, they remain interpretable and reflective of the building's heritage values and a legible record of its history, supported by substantial documentary evidence. In particular, the pattern of beams and ceiling bays in the ground floor public bar reflects the original wall and room planning. This is also true of the building's former bedroom/residential areas on the upper floor, where adaptation has occurred, but the main hall accessing the balcony, and former main bedrooms remain, making possible interpretation and understanding of the hotel's original arrangement .</p>

HERITAGE LISTINGS	
Heritage listing/s	Other Local, State, Commonwealth statutory listing or non-statutory listings for this item.
	The <i>Four in Hand Hotel</i> is within the Paddington Heritage Conservation Area schedule by Woollahra Council in its LEP.
	The <i>Four in Hand Hotel</i> is within the Paddington Urban Conservation Area identified by the National Trust of Australia (NSW) in 1974 and has also been individually CLASSIFIED by the Trust in 2018.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written Graphic/Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
Published book	J.M. Freeland	'The Australian Pub' Melbourne University Press	1966	State Library
Published book	Max Kelly	Paddock Full of Houses: Paddington 1840-1890	1978.	Doak Press, Sydney,
Published book	Clare Wright	Beyond the Ladies Lounge: Australia's Female Publicans	2003	Melbourne University Press, Melbourne,
Archives	City of Sydney Archives	Building Applications	var	City of Sydney
Archives	Noel Butlin Archive of Business and Labour	Tooth & Co collection	var	Australian National University library
Photographs	Trove	Photographic collection	var	On line
Article	Francesca Musico	Australia's First Italian Language newspaper	u/d post 2002	IHS 29, CoAslt On line
Photos, research folders etc	Various	Woollahra Local Studies Collection	var	Woollahra Library

RECOMMENDATIONS	
Recommendations	<p>Suggestions for conservation actions and/or future control, particularly where a threat may exist.</p> <p>It is recommended that:</p> <ul style="list-style-type: none"> • Appropriate Heritage Conservation Management Documents be prepared, so that continuing future use and adaptation support the Hotel's heritage significance; • Council officers be available to liaise with owners prior to developing plans for change or development; • the <i>Four in Hand Hotel</i> including its interiors be listed as a heritage item in Woollahra LEP 2014;

²⁶ Woollahra DCP 2015, Part C , Clause 1.2.3, Character Elements, pg.9

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	<ul style="list-style-type: none"> • further investigation be undertaken to determine if the group of remaining hotels in Paddington should be listed as a group item on Woollahra LEP 2014 and on the State Heritage Register; and • the continued use of the building as a hotel should be supported by Local and State Governments, consistent with its long history of hotel trading and acknowledging the need for suitable periodic upgrading and adaptation to meet contemporary hotel requirements, managed through heritage listing and subject to environmental and heritage impact assessment processes. <p>The significant heritage attributes and elements of the <i>Four in Hand Hotel</i>, modified and adapted as outlined above and confirmed through preparation of an appropriate heritage management document (ideally a CMP) should be appropriately conserved, adapted and retained. Proposals for new work should reflect identified conservation policies and demonstrate that they are contributing to the conservation of the Hotel's significance and commercial viability. Council and the Hotel owners should liaise regarding any proposed changes and the management options set out in Clause 5.10 of the Woollahra LEP 2014 remain available.</p> <p>Existing alterations and additions, which may be considered detrimental to the identified heritage significance of the hotel, should be evaluated for removal, allowing reconstruction to original or early detail or a more sympathetic treatment. All reconstruction and repair work to the significant fabric of the building should be carried out using traditional materials and techniques and in accordance with best contemporary conservation practice. For example, there should be no further enlargement or filling-in of window or external door openings, and no additions or alterations to the building should break through the current roofline or rise above the parapets – so as not to affect its external integrity, scale and character, and relationships with the streetscapes of which it is an important contributory element. Externally mounted plant and equipment should also be carefully considered to avoid detrimental impacts.</p>
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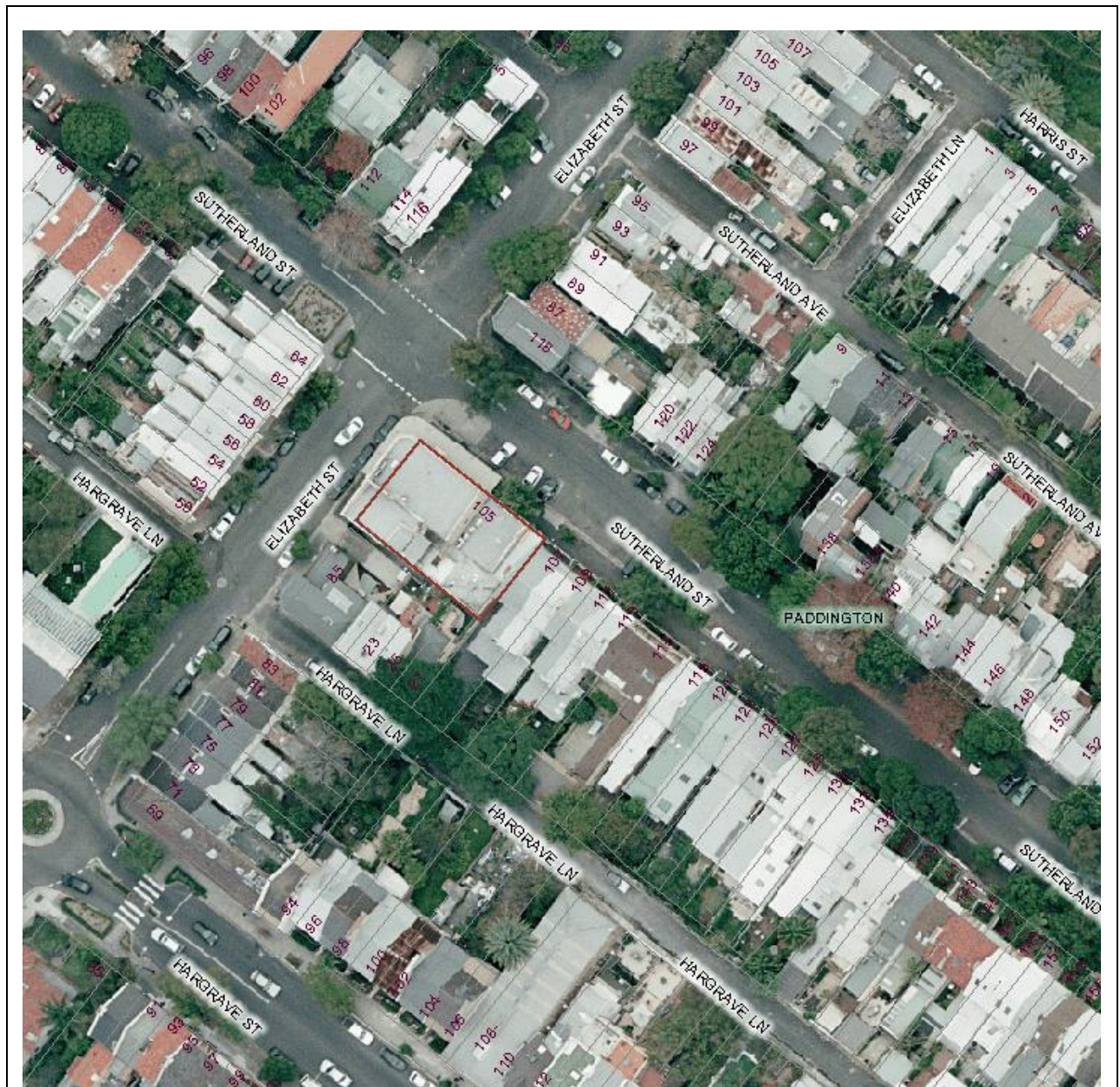
SOURCE OF THIS INFORMATION			
To be completed if this form is part of a heritage study or report			
Name of Study or report	Paddington Hotels Study	Year of study or report	2018
Item number in study or report	#1		
Author of Study or report	Robert A Moore Pty Ltd		
Inspected by	Robert Moore		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Mark Dunn, Robert Moore and Sheridan Burke (amending and updating earlier work by Susan O'Neill and Sarah Reilly for Woollahra Council)	Date November 2018	

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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 1

Image caption	Image 1: Location and setting of the <i>Four In Hand Hotel</i>				
Image year	2005	Image by	Woollahra GIS	Image copyright holder	Woollahra Council

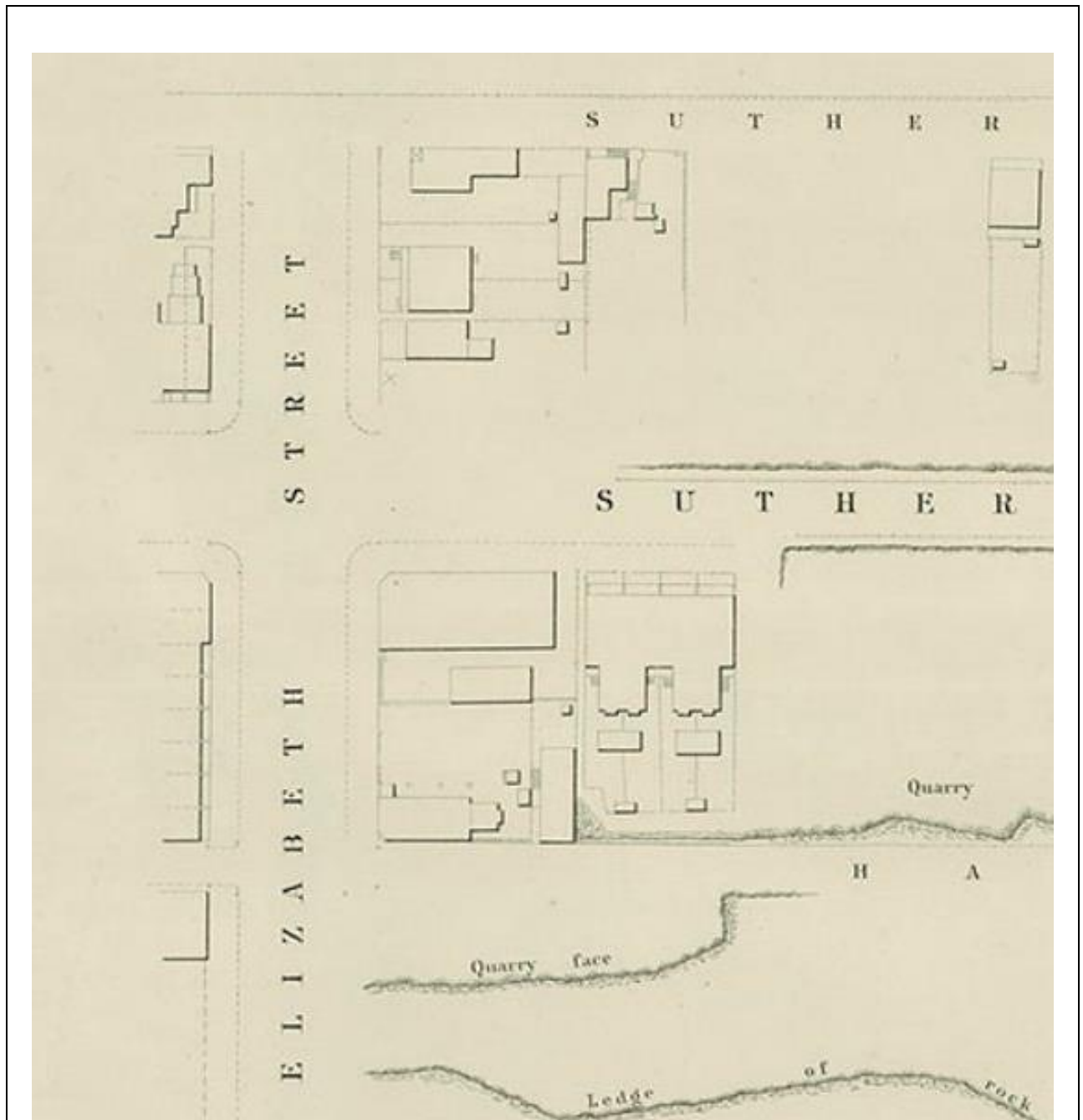


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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 2

Image caption	Image 2: Sydney Metropolitan Detail Series Paddington Sheet 22				
Image year	1886	Image by	Surveyor General's Office	Image copyright holder	State Library



Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 3

Image caption	Image 3: Advertisement for Solferino Hotel in the first Australian Italian language newspaper, <i>L'Italano Australiano</i> , 1885 (Source: Franscesca Musico, <i>L'Italo Australiano: Australia's First Italian Language Newspaper</i> , <i>Italian Historical Society Journal</i> , Vol 26, 2009)				
Image year	1885	Image by		Image copyright holder	

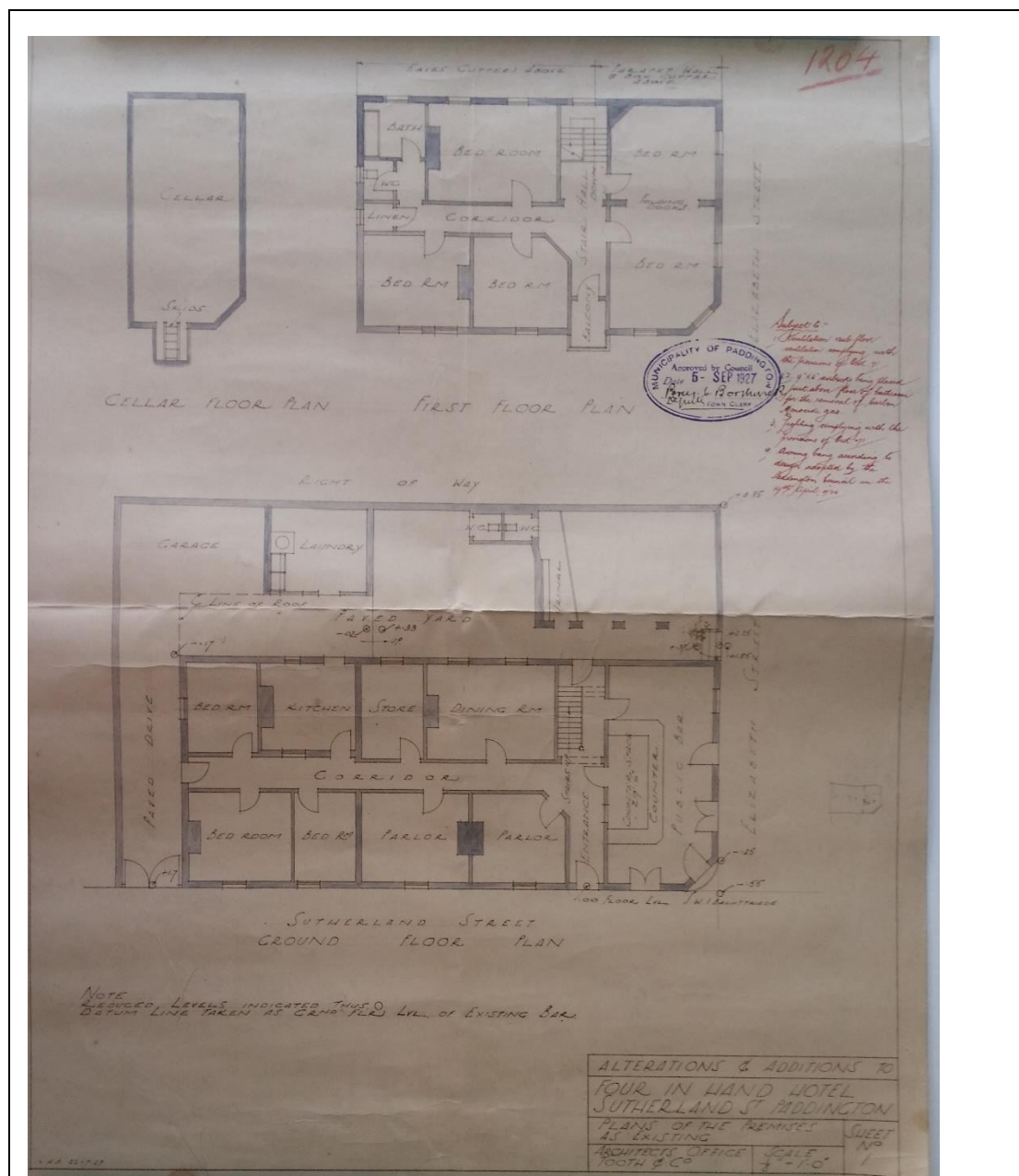


Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 4

Image caption	Image 4: The <i>Four in Hand Hotel</i> , 1927 plans for proposed alterations – existing floor plans, prior to the 1927-29 works commissioned by Tooth & Co and prepared in their architect's office.				
Image year	1927-29	Image by		Image copyright holder	



Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 5

Image caption	Image 5: The Four in Hand Hotel, 1927 floor plans of proposed alterations which included a garage, storeroom kitchen, servery, dining room and entry with two bedrooms and a bathroom upstairs.				
Image year	1927-29	Image by		Image copyright holder	Noel Butlin Archives, ANU

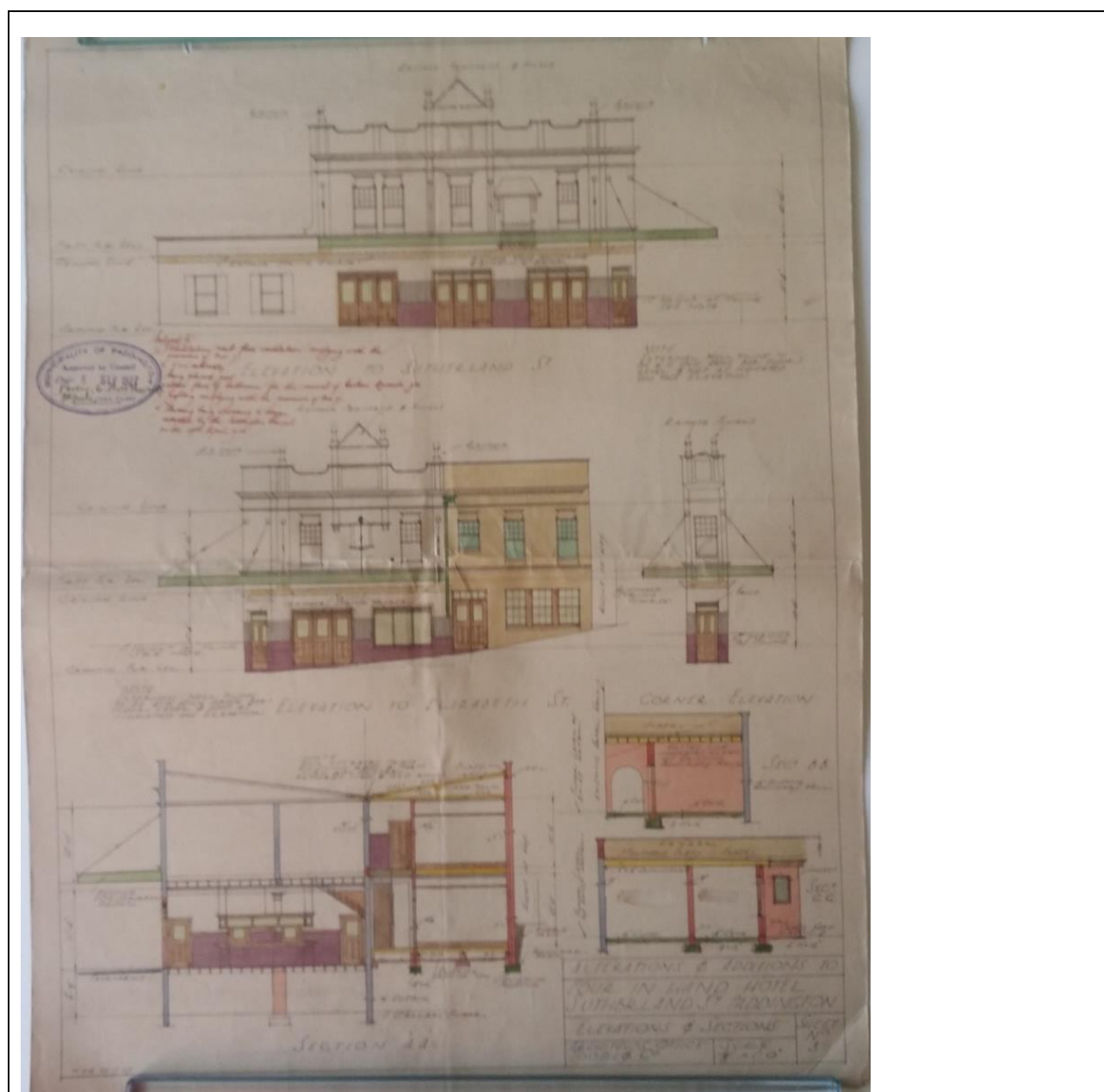


Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 6

Image caption	<p>Image 6: The <i>Four in Hand Hotel</i>, 1927 elevation drawings showing alterations by Tooth & Co., including the dining room accessed from Elizabeth Street, and the new suspended awning.</p> <p>Note: The pediments above the parapets have been removed at some later date, or may never have been constructed.</p>			
Image year	1927-29	Image by		Image copyright holder



Woollahra heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 7

Image caption	<p>Image 7: The <i>Four in Hand Hotel</i> c 1930, showing the recently completed alterations and additions fronting Elizabeth Street and the new suspended awning.</p> <p>Note : Multi-pane upper sash windows to all upper floor windows ; sash windows to the Elizabeth Street extension (dining room) and access door to the Sutherland Street ; and the pediments above the parapet, shown in the 1927 plans, have been removed or were not constructed.</p>				
Image year	1930 (?)	Image by	unknown	Image copyright holder	Noel Butlin Archives, ANU



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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 8

Image caption	Image 8: The <i>Four in Hand Hotel</i> , 1949, comparatively unchanged from 1930.				
Image year	1949	Image by	Tooth & Co	Image copyright holder	Noel Butlin Archives, ANU

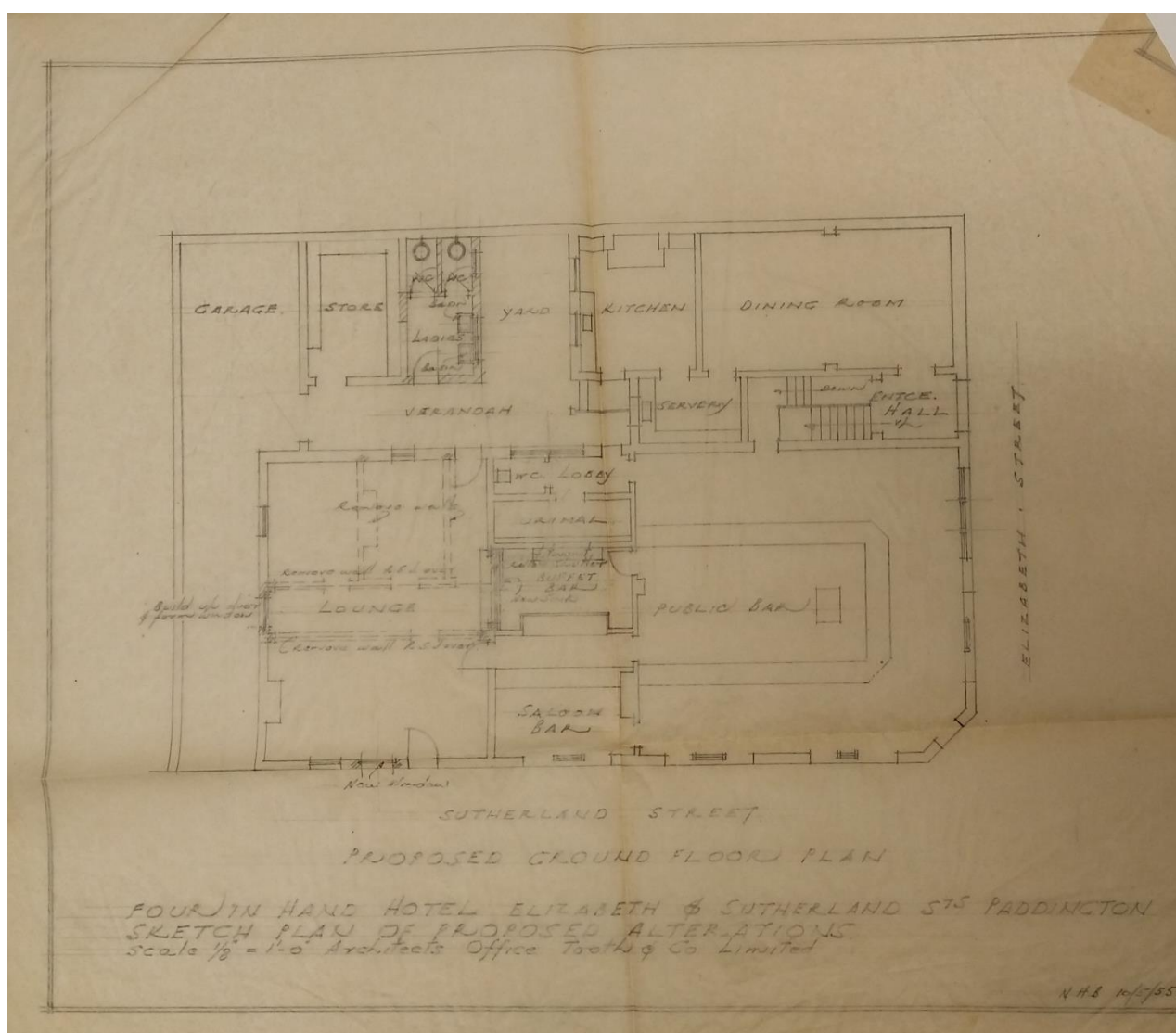


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IMAGE 9

Image caption	Image 9: The Four in Hand Hotel, 1955 sketch of proposed ground floor alterations showing the creation of an enlarged lounge area through removal of the former rear hallway and original ground floor bedroom walls.				
Image year	1955	Image by		Image copyright holder	Noel Butlin Archives, ANU



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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 10

Image caption	Image 10: The <i>Four in Hand</i> Hotel c 1960				
Image year	Undated c1960?	Image by	Unknown	Image copyright holder	Noel Butlin Archives, ANU



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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 11

Image caption	Image 11: The <i>Four in Hand Hotel</i> , 2018 view from Sutherland Street. Three of the sash windows have been replaced with 4/4 paned sashes instead of the original (or earlier) 12/1 pane sashes.				
Image year	July 2018	Image by	Sheridan Burke	Image copyright holder	RA Moore



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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 12

Image caption	Image 12: The <i>Four in Hand Hotel</i> : 2018 View of Public Bar showing pattern of supporting beams where walls have been removed to enlarge the bar. All finishes and fitments are recent.				
Image year	July 2018	Image by	Sheridan Burke	Image copyright holder	RA Moore



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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 13

Image caption	Image 13: The <i>Four in Hand</i> Hotel: View from Public Bar to door through to dining room; the angled line reflects the stair to the upper floor beyond this partition wall				
Image year	July 2018	Image by	Sheridan Burke	Image copyright holder	RA Moore



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Based on the NSW Heritage Office State Heritage Inventory sheet

IMAGE 14

Image caption	Image 14: The Four in Hand Hotel: protest posters in the vicinity of the pub				
Image year	July 2018	Image by	Sheridan Burke	Image copyright holder	RA Moore

