

Draft Report re "Astor House", 65 Lurline Street, Katoomba

Background

"Astor House" is located at 65 Lurline Street in Katoomba. It lies within the Central Katoomba Conservation Area (ref Item KA 159) on the western side of Lurline Street and backs onto Waratah Avenue at the rear. It is a c1915 two-storeyed brick residence originally used as a guest house in the early and mid 20th C. It is understood that the building is currently leased as a number of small flats.

The building was proposed for inclusion in LEP 2005 as a heritage item of Local level significance (ref Item 156) following the 2001 Heritage Review undertaken by Jack, Hubert, Morris and Lavelle. The heritage assessment as detailed in SHI 1170515 outlines the history, physical description and assessment of significance. However, the property address was incorrectly noted as being 67 Lurline Street and this error was carried forward to the 2005 LEP heritage mapping which only identified 67 Lurline Street as being heritage listed. "Astor House" is therefore currently not formally heritage listed in the 2005 LEP, and therefore the provision of the LEP that aims to protect heritage values do not apply to this site.

This issue was brought to the notice of Council during a recent court case concerning the c1970s three-storey units built at 67 Lurline Street.

As part of a minor review of the 2005 LEP it is proposed to include with the submission to the Department of Planning a number of minor amendments, including the rectification of the error regarding "Astor House". It was proposed to remove the heritage listing from 67 Lurline Street and to add 65 Lurline Street as a new heritage item.

History

A brief review of available history was recently carried out to clarify the above proposal. Research from various sources includes the following:

- 67 Lurline Street and 65 Lurline Street appear to have been under the same ownership in the early 20th C. Council Records of Lot and DPs includes a 1950 subdivision plan (ref FP447882) for subdivision of Lots 5,6 and 7 DP 2226 at Katoomba) ref copy attached.
- Happy Days Blue Mountains Guesthouses notes that *"the first Sans Souci was a simple weatherboard guesthouse in Lurline Street, Katoomba, operated by Mr and Mrs Laverty as early as 1907. It was taken over and advertised by Mrs Walter Rumble in 1915...Leaving the old Lurline Street guesthouse to be renamed Alston by the incoming proprietress, Miss Murray, Mrs Rumble opened the new Sans Souci...By 1921 the Alston over at 67 Lurline Street had passed to Miss Corkhill who changed its name to Sandringham. She remained in charge until the mid-1930s, accommodating up to 50 people when required. Although the war and the downturn in tourism on the Blue Mountains were taking their toll, the old house continued to accommodate guests for a few more years with the Misses Dawson as proprietors. Apparently the house disappeared by demolition during the 1950s and brick home units of St Jude Court now occupy the site"*. Ref extract from Happy Days p70 attached.
- Happy Days Blue Mountains Guesthouses notes that *"Astor House first opened around 1913 by a Miss Draper...situated at 65 Lurline Street...By 1921 the guesthouse had been acquired by Mr and Mrs Dymond who operated the establishment of more than 20 years"*. Ref extract from Happy Days p45 attached.
- Happy Days Blue Mountains Guesthouses includes a tabulation on p118 that refers to Sans Souci at 67 Lurline Street first reference c1907 and last reference c1917; renamed "Alston" after the new "Sans Souci" was built; proprietors Mr / Mrs Laverty and Mrs Rumble; and other names "The Alston" and "Sandringham". Ref copy attached.

- BMCC Local Studies Collection have a photograph captioned "*Sans Souci, Katoomba owned by Mrs Laverty extracted from the Blue Mountains Echo 27/3/1909, 67 Lurline Street, Katoomba*". The photograph shows a large weatherboard house with a picket fence on Lurline Street. Ref copy attached.
- BMCC Local Studies Collection have an advertisement possibly from p130 of the Blue Mountains Local Government Tourist Agency. The advert dated 1912 advertises "*Sans Souci Lurline Street Katoomba*" and includes a photograph of the building at 67 Lurline Street. The Proprietress is noted as being Mrs Walter Rumble. Ref copy attached.
- The 1950s subdivision plan clearly shows the property with two major buildings "*Astor House*" and "*Sandringham Hall*", a number of outbuildings and other site features including a sandstone wall on Lurline Street. Ref copy attached.
- BMCC Records Section (ref file D08/01353 – ie 65 Lurline Street) includes an Building Report for Conversion of Astor House into flats dated 9th July 1963 (file ref 12/2/8/63). The report includes an extract from correspondence received from the owner, Mr Darley Laverty, noting the following: "*I, the undersigned, Darley Laverty, owner of 65 Lurline Street known as Astor House wish to apply for permission to convert the above building into two self contained flats...Seeing that the prospective purchaser Mrs H. Jernakoff will only buy subject to you granting my application also the difficulty of my disposing of the property otherwise, I hope that you will consider my application favourably as I am getting older and find the burden of the rates for my two properties unbearable*". This suggests that the Laverty's retained ownership of 67 and possibly 65 Lurline Street to the mid 1960s. It is uncertain from the file as to whether Mr Laverty lived at 67 Lurline Street at this time. A search of Council's Rates records would clarify this issue. Ref copy attached.
- The above BMCC file includes 4 B&W photographs of "*Astor House*" which are of interest and in particular include a partial view of "*Sandringham Hall*" adjacent; confirming that the guesthouse still remained on Lurline Street in the mid 1960s.
- BMCC Records Section (ref file D08/00360 for Lot 2 DP2226 – ie 67 Lurline Street) includes an Application to Carry Out development dated 21st May 1971 for St Jude's Court and notes that a "*Dwelling*" is existing on the property. This dwelling is likely to be "*Sandringham Hall*". Council Records also include a site plan showing the outline of the proposed two blocks of units superimposed on the layout of "*Sandringham Hall*". The Applicant is noted as G. A. Polter at 68 Howard Avenue, Dee Why and the Owner is noted as Pegaron Pty Ltd, 29 Newland Street, Bondi Junction. It is not known from the files how long the property had been owned by Pegaron or whether the purchase of the property was from Darley Laverty. A search of Council's Rates records would clarify this issue.
- Coomonderry Corner Blue Mountains Accommodation in discussing the Katoomba guesthouse Dulce Domum, also in Lurline Street, make mention of one of the proprietors "*The Misses Dawson were associated with a number of guesthouses in Katoomba including "Kurrara", 17 Coomonderry Street; "Sandringham", 67 Lurline Street; and "Devon", 7 Merriwa Street*".
- BMCC Heritage Inventory SHI 1170014 for Anita Villa Nursing Home notes that "*the first Sans Souci boarding house was established by Mr & Mrs Laverty in 1907 at 67 Lurline Street (Silvey:70) Mrs Walter Rumble had taken over the small guesthouse by 1912 (Government Tourist Bureau 1912:131; Katoomba Municipality 1912-13:61).*"
- Heritage Impact Statement for Anita Villa Nursing Home prepared by Rose Deco Planning & Design dated May 2005 includes an extract from Council Rates Records for the period 1914-1946 for the property in Gang Gang Street. This notes that Lots 2 and 3 in Gang Gang Street were purchased as vacant lots by Mrs Ada Rumble in 1914-16. Adjacent lots were purchased in 1917-19 and 1923-25. Ref TRIM Reference 09/188837.

It is clear from the above that the history noted within the existing SHI Form for "Astor House" is incomplete or incorrect. It also does not refer to the likely relationship between "Astor House" and "Sandringham Hall" nor the historically significant issue of 67 Lurline Street being the first "Sans Souci" Guesthouse operated by Mrs Rumble prior to her later success on Gang Gang Street.

Furthermore, although the original "Sans Souci" was demolished in the early 1970s to make way for St Jude's Court, the site still retains the sandstone walling on Lurline Street and Waratah Avenue. The sandstone walls appear to have been constructed post 1909 and extend across both 65 and 67 Lurline Street reinforcing the issue of the close relationship between "Astor House" and "The Alston" or "Sandringham Hall". Although the condition of the wall on 65 Lurline St (Astor House) has not been as well maintained as that on 67 Lurline Street it is a significant relic from the heyday of early 20th C guesthouses in the Blue Mountains.

The following actions are recommended:

- Do not delete the heritage listing from 67 Lurline Street but instead refine or reduce its curtilage to the two remaining sandstone walls at front and rear.
- Update Schedule 6 to LEP 2005 to extend the heritage listing of 67 Lurline Street to include 65 Lurline Street, Astor House.
- Update the LEP mapping to reflect the suggested new curtilage
- Update the existing SHI Form (ref SHO 1170515) by making the following changes:
 - (i) Change the Item Name to "Astor House and Stone Retaining Walls"
 - (ii) Change the property address to 65 and 67 Lurline Street
 - (iii) request Blue Mountains Historical Society to carry out a review of the Rate Books to clarify the property ownership at 65 and 67 Lurline Street and
 - (iv) Update and supplement the content of the SHI Form to more accurately reflect the known history and significance of both properties. The update should include a copy of one of the B&W c1960s photographs of "Astor House" for reference.

It is not known at this stage whether the original public notification of the 2005 LEP included notification to the owner of Astor House regarding the proposed heritage listing, therefore as part of the currently proposed amendments to the LEP there will be a need to advise the owner of 67 Lurline Street of a reduction in the extent of existing heritage listing and notify the owner of 65 Lurline Street of its proposed heritage listing.

I would be happy to co-ordinate with Blue Mountains Historical Society to seek the Rate Book review and subsequently to rewrite the SHI Form for inclusion in the LEP amendment.

Regards

Christo Aitken

BMCC Heritage Adviser

Attachments

Blue Mountains Heritage Register

Heritage Inventory

SHI Number

1170515

Study Number

K156

Item Name: **Astor House**Location: **67 Lurline Street, Katoomba [Blue Mountains]**

Address: 67 Lurline Street

DUAP Region: Sydney West

Suburb / Nearest Town: Katoomba 2780

Historic region: Sydney

Local Govt Area: Blue Mountains

Parish:

State: NSW

County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type:

Group:

Category:

Owner: Private - Individual

Admin Codes:

Code 2:

Code 3:

Current Use: Flats

Former Uses: Guesthouse

Assessed Significance: **Local**

Endorsed Significance:

Statement of Criterion (a): Cultural and Natural History**Significance:** Astor House is a good representative example of the sort of well-sited guesthouse which stayed open uninterrupted until the 1940s and was then converted into permanent flats.

Criterion (c): Aesthetic

Astor House is a reasonably intact representative example of a Federation period guesthouse. With its decorative elements such as the gable front with its venetian windows and the good quality joinery and fine sandstone retaining wall, it is a good example of the period.

Criterion (f): Rarity

Astor House is unusual in the Katoomba area in being a surviving guesthouse in the Federation arts and crafts style constructed in tuckpointed brickwork.

Criterion (g): Representativeness

Astor House is characteristic of the early twentieth century development of tourism in Katoomba.

Historical Notes Astor House was opened about 1913 as a two-storeyed guesthouse on a dominating site
or Provenance: reached by many steps from Lurline Street. It was built by Miss Draper and had a continuous history as a guesthouse for thirty years (Silvey 45).

The second owner, Mrs T.G. Dymond, and her husband ran the establishment for over twenty years after 1920. They made a special feature of the house car 'driven carefully by

Blue Mountains Heritage Register

Heritage Inventory

SHI Number

1170515

Study Number

K756

Item Name: **Astor House**

Location: **67 Lurline Street, Katoomba [Blue Mountains]**

Mr Dymond which ensures comfort and safety' (Silvey 45). Mrs Dymond's advertisement in Edgar Booth's 1924 tourist guide emphasised 'own car to all sights' as well as hot baths and electric light (Booth 69).

After her husband's death during World War II, Mrs Dymond retired and Astor House was converted into two flats, one on each floor, intended for local residents rather than holiday-makers (Silvey 45,97).

Themes:	National Theme	State Theme	Local Theme
	4. Settlement	Land tenure	(none)
	8. Culture	Leisure	(none)

Designer:

Maker / Builder:

Year Started: 1913 **Year Completed:** 1913 **Circa:** Yes

Physical Description: Astor House is a 2-storey tuckpointed brick residence in the Federation Arts and Crafts style. It has a hipped roof of terracotta tiles with a gable on the left side of the east (Lurline Street) elevation. A two-storey verandah runs across the remainder of the east elevation.

The gabled front has a set of arched venetian windows, divided by plaster columns, to each floor. Panels above each window assembly are finished in roughcast (rendered over on the ground floor). The gable itself is finished with pressed metal in a roughcast pattern.

The base of the house is finished in roughcast.

The verandah has timber posts. The soffit of the verandahs is finished with timber boards (replaced with fibro on the upper floor). Gunbarrel french doors with a dentilated transom open to the verandah.

A sandstone retaining wall on the street boundary is broken by stairs and a concrete path leading directly to the front door.

The garden setting consists of the gateway entrance and walling to Lurline Street and the garden with its range of plants, typical for the Blue Mountains - flowering cherries, crab-apple, hydrangeas, tree ferns and liquidambar.

Physical Condition: Fair

Modification Dates: Reproduction lacework to verandah; date unknown
Render above ground floor venetian windows; date unknown
Ceiling of first floor verandah relined with fibro; date unknown

Heritage Inventory

Full Report with Images

Date: 21/03/2012

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Blue Mountains Heritage Register

Heritage Inventory

SHR Number

1170515

Study Number

K156

Item Name: **Astor House**

Location: **67 Lurline Street, Katoomba [Blue Mountains]**

Steel and concrete fire escape c.1960s

Recommended Management: Reconstruct original verandah details
Remove existing fire escape and, if necessary, provide a more sympathetic escape.
Investigate a fire strategy sympathetic to the building
Remove intrusive cement render and pointing.

Management:

Further Comments:

Criteria a) Astor House is a good representative example of the sort of well-sited guesthouse which stayed open uninterrupted until the 1940s and was then converted into permanent flats.

Criteria b)

Criteria c) Astor House is a reasonably intact representative example of a Federation period guesthouse. With its decorative elements such as the gable front with its venetian windows and the good quality joinery and fine sandstone retaining wall, it is a good example of the period.

Criteria d)

Criteria e)

Criteria f) Astor House is unusual in the Katoomba area in being a surviving guesthouse in the Federation arts and crafts style constructed in tuckpointed brickwork.

Criteria g) Astor House is characteristic of the early twentieth century development of tourism in Katoomba.

Integrity / Intactness: Reasonable

References:	Author	Title	Year
	Edgar Booth	Blue Mountains Tourist Guide	1924
	Gwen Silvey	Happy Days: Blue Mountains Guesthouses Remembered	1996
	Rotary Club of Katoomba	Old Leura and Katoomba	1982

Studies:	Author	Title	Number	Year
	Blue Mountains City Council	Technical Audit BM Heritage Register	K156	2008
	Jack, Hubert, Morris, Lavelle	Heritage Review Katoomba Leura	K156	2001

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Heritage Inventory

Full Report with Images

Date: 21/03/2012

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Blue Mountains Heritage Register

Heritage Inventory

SHR Number:

1170515

Study Number:

K156

Item Name: **Astor House**

Location: **67 Lurline Street, Katoomba [Blue Mountains]**

Listings:	Name:	Title:	Number:	Date:
	Local Environmental Plan	LEP2005	K156	7/10/2005
	Heritage study		K156	

Local Instrument: LEP2005

Local Identifier: K156

Recommended Management:

Draft Instrument:

Custom Field Five:

Technical Comment:

Data Entry: Date First Entered: 25/06/2001

Date Updated: 23/01/2012

Status: Partial

Heritage Inventory

Full Report with Images

Date: 21/03/2012

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Blue Mountains Heritage Register

Heritage Inventory

SHI Number
1170515
Study Number
K156

Item Name: **Astor House**

Location: **67 Lurline Street, Katoomba [Blue Mountains]**

Image:



Caption: Astor House

Copyright:

Image by:

Image Date: 5/07/2001

Image Number: 1170515b01

Image Path:

Image File: 1170515b01.jpg

Thumb Nail Path:

Thumb Nail File:

Heritage Inventory

Full Report with Images

Date: 21/03/2012

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Blue Mountains Heritage Register

Heritage Inventory

SHI Number:

1170515

Study Number:

K156

Item Name: **Astor House**

Location: **67 Lurline Street, Katoomba [Blue Mountains]**

Image:



Caption: Astor House

Copyright:

Image by:

Image Date: 5/07/2001

Image Number: 1170515b02

Image Path:

Image File: 1170515b02.jpg

Thumb Nail Path:

Thumb Nail File:

Heritage Inventory

Full Report with Images

Date: 21/03/2012

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DOTSFORD RD

LITTLE GEORGE ST

ST

K114

K118

WARIALDA ST

K157

K158

K098

K058

WARATAH AVE

BEVERLY PL

K127

K126

K125

K123

K156

K081

LURLINE ST

67 Lurline

65 Lurline

K043

K128

COOMONDERY ST

ADA ST

MIMOSAL LN

ORAMA AVE

DUFF ST

DUNMORE LN

MILLYARD

WARATAH S

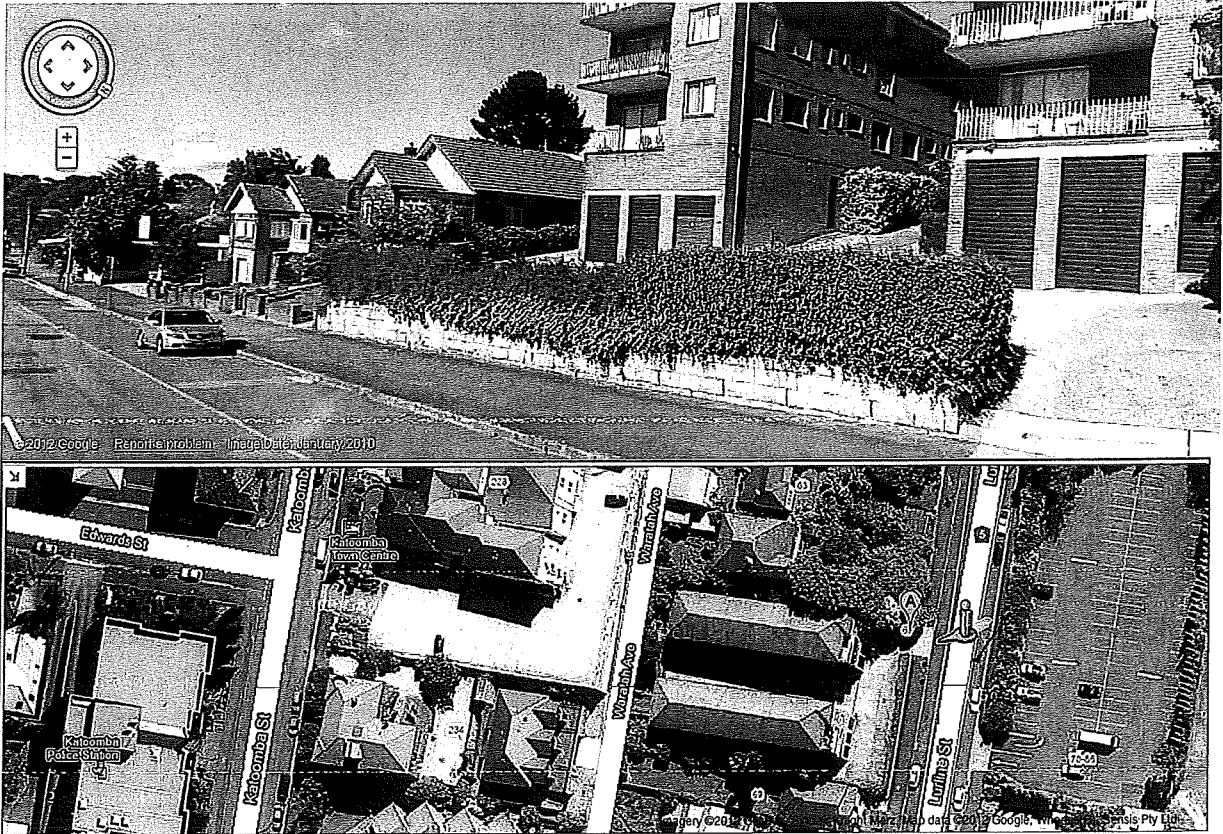
DUNMOR

ME



Google

To see all the details that are visible on the screen, use the Print link next to the map.



Western District—continued.

W LURLINE ST
(Cat) 1912

Health and Happiness in the Heart of the Blue Mountains.

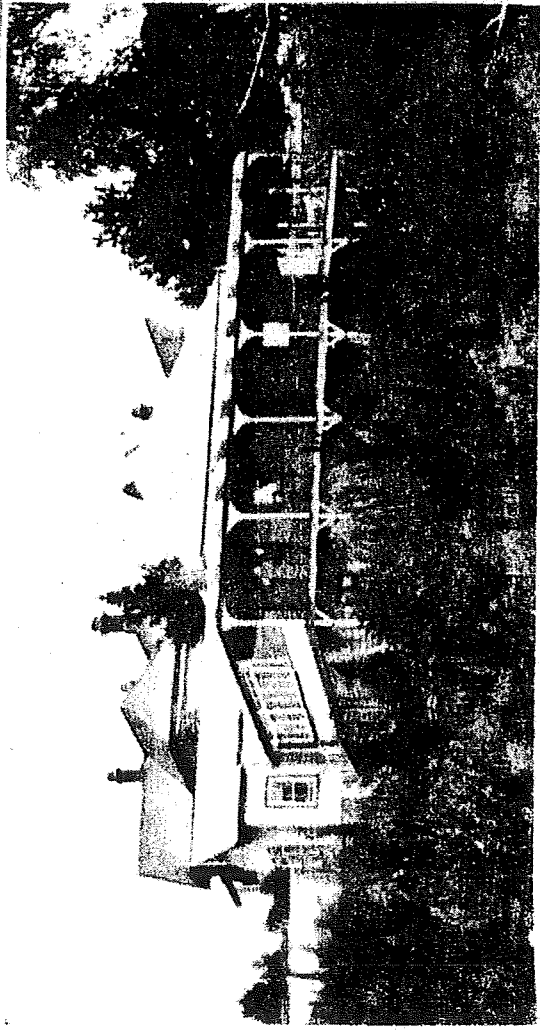
“Sans Souci,” Lurline-st., KATOOMBA.

An Ideal Resort. Delightfully Situated. Surrounded by Gardens. Large Balconies. Spacious Dining Hall. Recreation Room. Piano, Telephone, Excellent Cuisine. Tourists and Visitors—most Hearty Welcome. Table and Attendance Unsurpassed.

Ideal place for short sojourn or lengthy stay.
Make your Vacation Really Enjoyable.

Have a Time worth the Remembering.
Enjoy the Sweetness of Pure Mountain Air at “Sans Souci.”

The Comfort of the Visitor is the First Consideration.



Very Central to All Sights, and Near Railway Station.

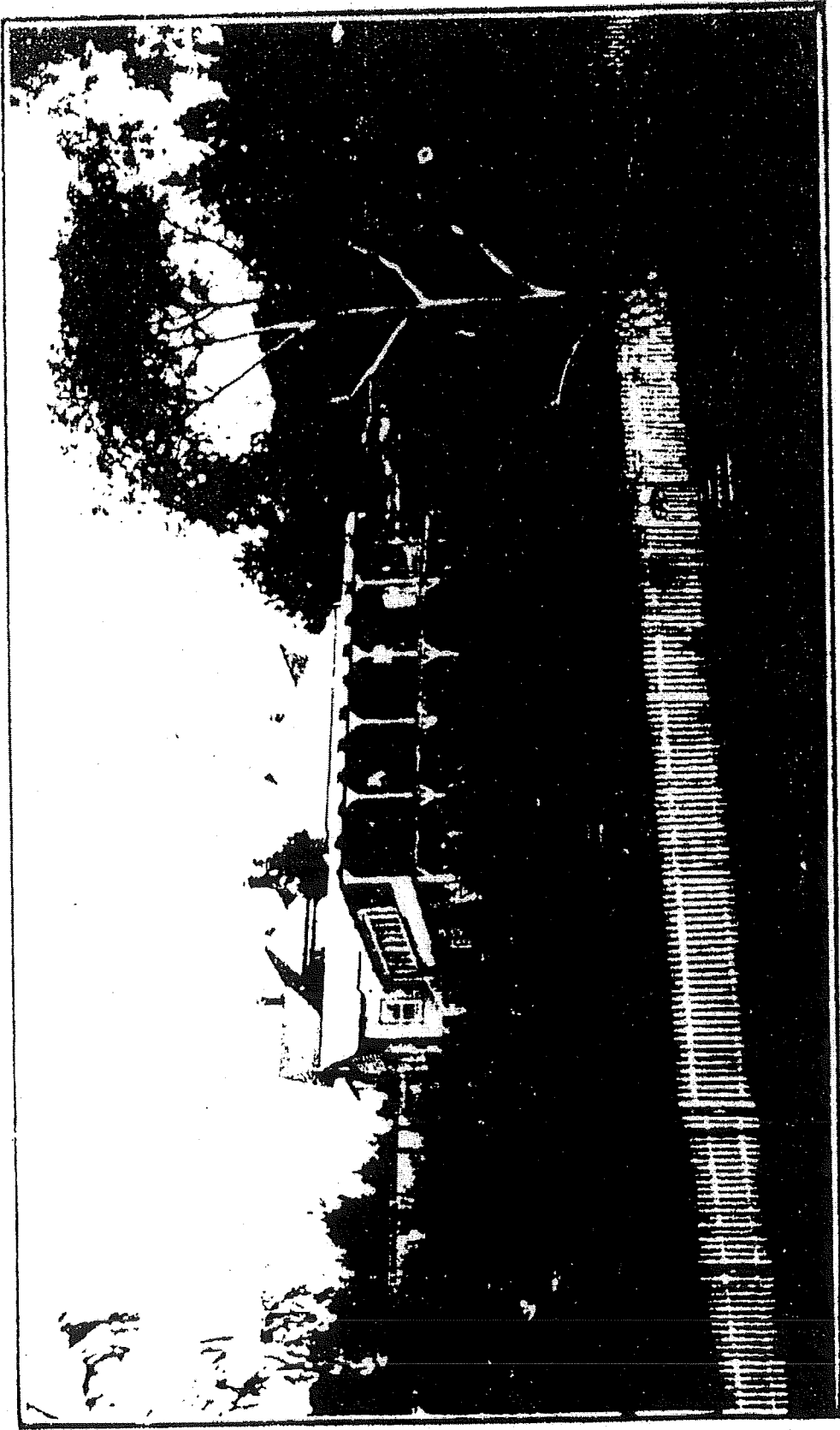
Picnic Hampers Free.
Noted for CLEANLINESS,
COURTESY,
COMFORT.

Come yourself—then recommend your friends.
Book early—always ready.
Letters and messages answered by return.

Phone 98 Katoomba.

**TARIFF: 25/- and 30/- week;
5/- and 6/- day.**

Mrs. WALTER RUMBLE, Proprietress.



'Sang Souci', Koteemba : Owned by Mr Laverty. B.M. Edo 27/3/1909

Nº 67 Lurline St. Koteemba.

1

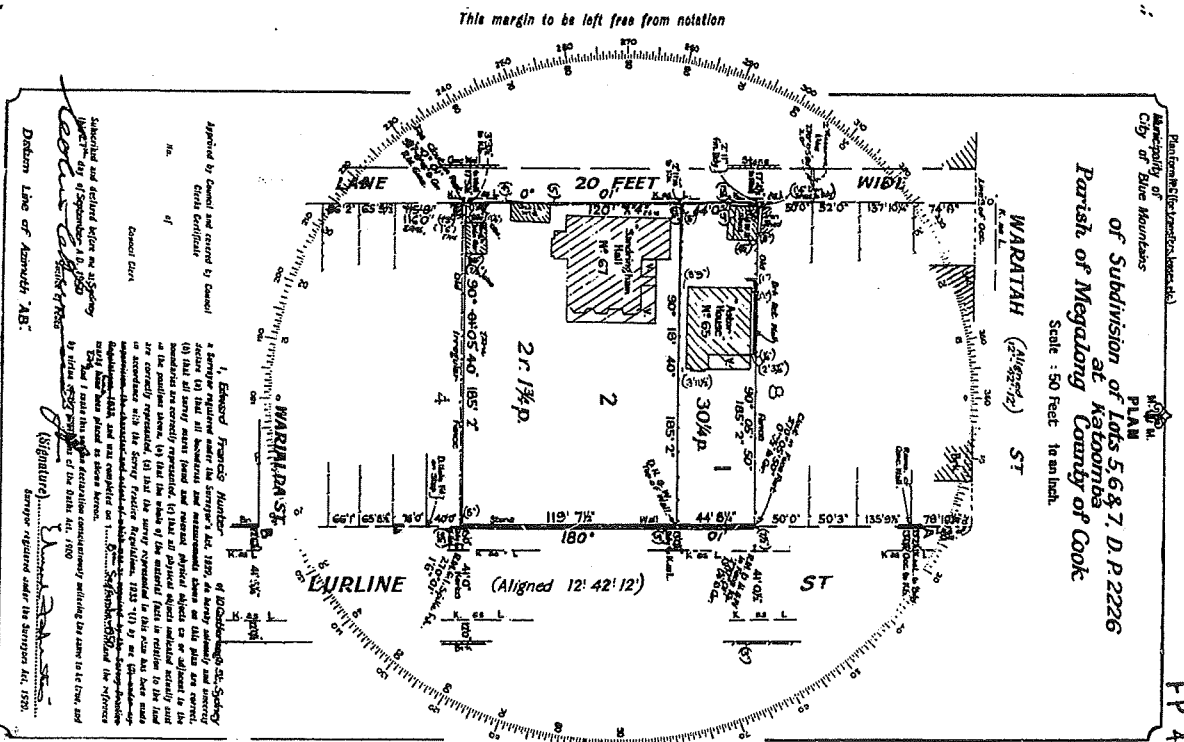
APPROPRIATE ARMY OR AIR FORCE OFFICE.
 PLAN IN REGISTERED GENERAL'S OFFICE.
 I, Bruce Richard Boyles, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 23rd day of July, 1980.

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS
 PC 447822

FEET	INCHES	METERS
0	1/4	0.006
1	1/2	0.025
2	1/2	0.064
3	1/4	0.076
3	1/2	0.089
4	1/2	0.102
5	1/2	0.127
6	1/2	0.151
7	3/4	0.197
8	1/2	0.203
8	3/4	0.216
9	3/4	0.222
10	1 1/4	0.254
11	1 1/4	0.286
11	1	0.337
12	1	0.400
13	1 1/4	0.413
14	1 1/4	0.457
15	1 1/2	0.457
16	1 1/2	0.470
17	1 1/2	0.483
18	1 1/2	0.510
19	1 1/2	0.523
20	1 1/2	0.537
21	1 1/2	0.550
22	1 3/4	0.564
23	1 3/4	0.597
24	1 3/4	0.603
25	1 3/4	0.616
26	1 3/4	0.627
27	1 3/4	0.640
28	1 3/4	0.654
29	1 3/4	0.667
30	1 3/4	0.681
31	1 3/4	0.694
32	1 3/4	0.707
33	1 3/4	0.720
34	1 3/4	0.733
35	1 3/4	0.746
36	1 3/4	0.759
37	1 3/4	0.772
38	1 3/4	0.785
39	1 3/4	0.798
40	1 3/4	0.811
41	1 3/4	0.824
42	1 3/4	0.837
43	1 3/4	0.850
44	1 3/4	0.863
45	1 3/4	0.876
46	1 3/4	0.889
47	1 3/4	0.902
48	1 3/4	0.915
49	1 3/4	0.928
50	1 3/4	0.941
51	1 3/4	0.954
52	1 3/4	0.967
53	1 3/4	0.980
54	1 3/4	0.993
55	1 3/4	1.006
56	1 3/4	1.019
57	1 3/4	1.032
58	1 3/4	1.045
59	1 3/4	1.058
60	1 3/4	1.071
61	1 3/4	1.084
62	1 3/4	1.097
63	1 3/4	1.110
64	1 3/4	1.123
65	1 3/4	1.136
66	1 3/4	1.149
67	1 3/4	1.162
68	1 3/4	1.175
69	1 3/4	1.188
70	1 3/4	1.201
71	1 3/4	1.214
72	1 3/4	1.227
73	1 3/4	1.240
74	1 3/4	1.253
75	1 3/4	1.266
76	1 3/4	1.279
77	1 3/4	1.292
78	1 3/4	1.305
79	1 3/4	1.318
80	1 3/4	1.331
81	1 3/4	1.344
82	1 3/4	1.357
83	1 3/4	1.370
84	1 3/4	1.383
85	1 3/4	1.396
86	1 3/4	1.409
87	1 3/4	1.422
88	1 3/4	1.435
89	1 3/4	1.448
90	1 3/4	1.461
91	1 3/4	1.474
92	1 3/4	1.487
93	1 3/4	1.500
94	1 3/4	1.513
95	1 3/4	1.526
96	1 3/4	1.539
97	1 3/4	1.552
98	1 3/4	1.565
99	1 3/4	1.578
100	1 3/4	1.591

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS
 DP 447822 CONTINUED

AC PD	50 M
1	36 1/4
2	76.51
3	2.98



This is the plan marked "1" referred to in
 Dated 15/10/1981

Signatures of parties to be made in this margin.

Telephone : Kat. 89

"Astor House"

Situated on the highest position in
LURLINE STREET, KATOOMBA.

A lovely Home with wonderful Views.

Visitors will find every Comfort.

Hot Baths. Electric Light. Liberal
Table. Home Cooking. You will find

"Astor House" a Real Home.

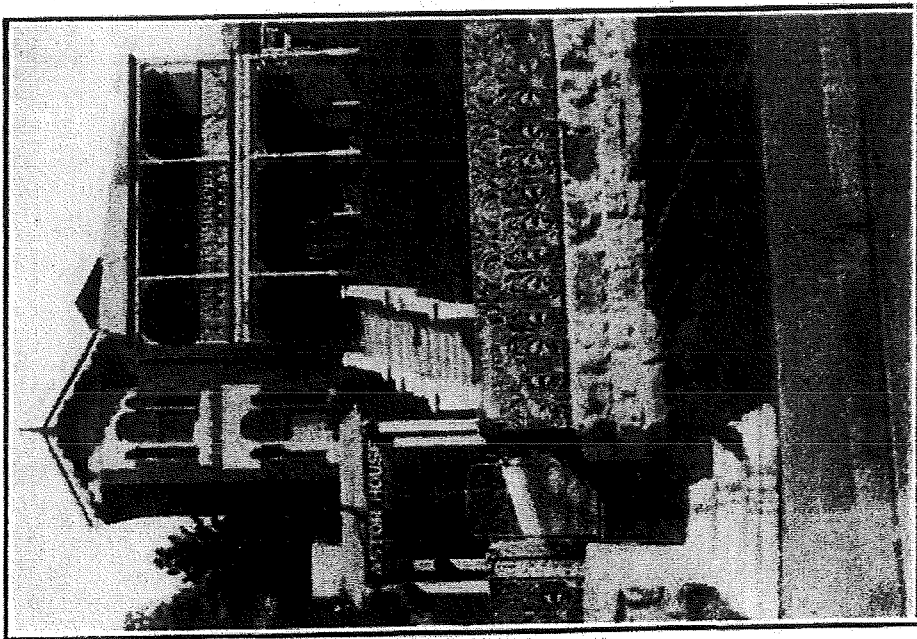
The House Car carefully driven by
Mr. Dymond, which ensures comfort
and safety. Trips to Jenolan Caves
and all Sightings arranged daily.

36 to 40 Guests.

Proprietress :

Mrs. T. G. DYMOND

TARIFF : 8/- per day - - - £2/5/- per week



By 1970 Linus Egan had sold the property to his son and daughter-in-law John and Joan Egan. John also being a builder, erected seven more units, plus manager's residence, at the back of the building. Within a few years a further eight units and a games room were added, and the lift de-commissioned. The result was a large popular motel.

In recent years the Motel, after being operated by members of the Egan family for 65 years, was sold. The old St Elmo building, subjected to so many alterations over the years, has been restored in traditional style, and together with the adjacent building of modern units, is now known as Katoomba Town Centre Motel and St Elmo's Lodge.

During almost a century of accommodation available on that site in Katoomba Street, the area has developed into the present modern streetscape from a scattering of several houses on an unsealed track. Hazeldene, which once stood between St Elmo and the twin houses later forming the Palais Royale, was another of those early houses which was also used for a while as a guesthouse. Hazeldene was built for Duncan McKillop, a retired grazier, who was once Mayor of Katoomba and would have been quite unaware of the future fame of one of his nieces, Mother Mary McKillop, who has recently been beatified and will perhaps become the first Saint of Australia.

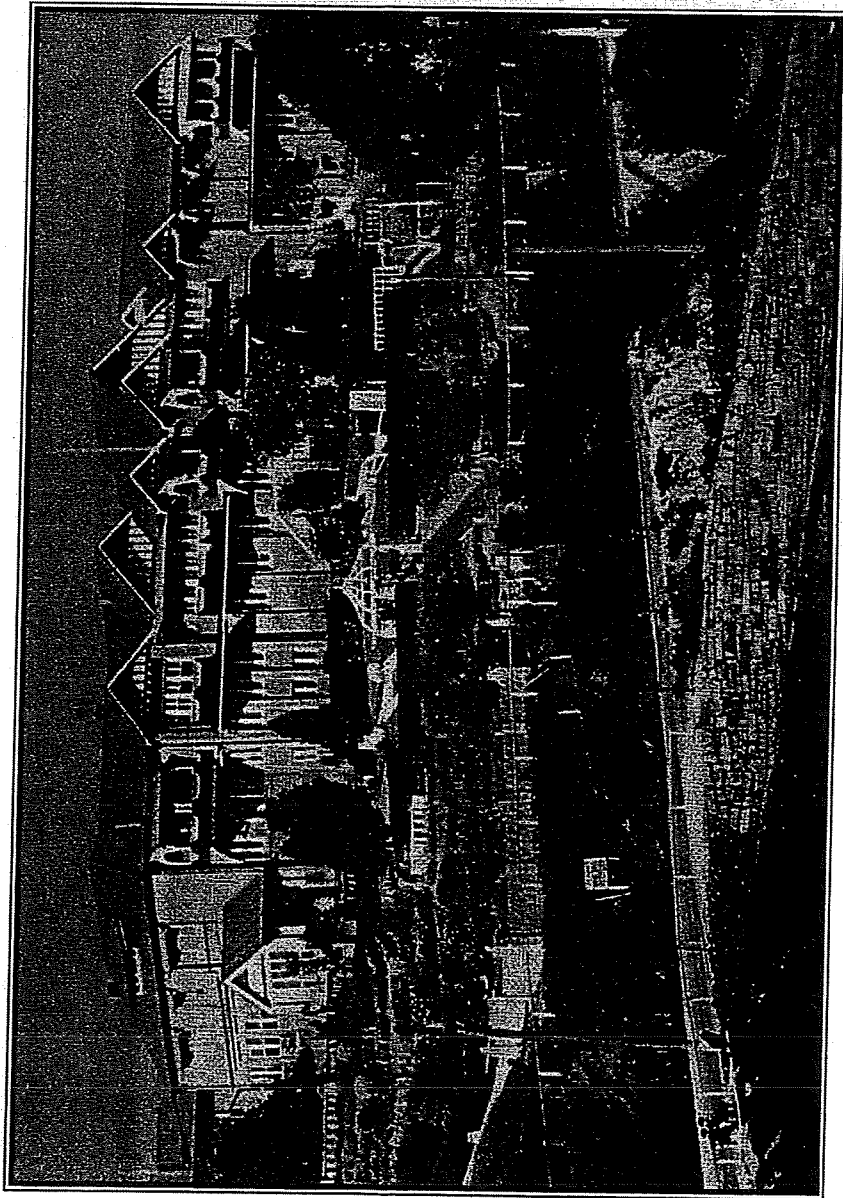
Sans Souci

The first Sans Souci was a simple weatherboard guesthouse in Lurline Street, Katoomba, operated by Mr and Mrs Lavery as early as 1907. It was taken over and advertised by Mrs Walter Rumble in 1915. Accommodation provided a good living at the time, because within months she was able to purchase a cottage on a large block of land beyond the railway station, adjacent to the already established California. On one of the highest points in Katoomba, this site commanded superb views of the Jamison Valley and surrounding escarpments, and Mrs Rumble lost no time in arranging with local builder, Hugh Milligan, to erect the first stage of the large complex of the present Sans Souci.

Leaving the old Lurline Street guesthouse to be renamed the Alston by the incoming proprietress, Miss Murray, Mrs Rumble opened the new Sans Souci. Her business flourished and several substantial additions were made, so by 1924 this establishment had doubled in size. There were further extensions and in 1927 the Sans Souci could take 200 people in peak periods. Separate accommodation for Mrs Rumble was also acquired across the laneway alongside Sans Souci. An excellent hostess, with her son Lindsay, she maintained a fine reputation. Holiday-makers returned year after year to Sans Souci to enjoy the convivial atmosphere and the views.

By 1921 the Alston over at 67 Lurline Street had passed to Miss Corkhill who changed its name to Sandringham. She remained in charge until the mid-1930s, accommodating up to 50 people when required. Although the war and the downturn in tourism on the Blue Mountains were taking their toll, the old house continued to accommodate guests for a few more years with the Misses Dawson as proprietors. Apparently the house disappeared by demolition during the 1950s, and brick home units of St Jude Court now occupy the site.

Sans Souci was one of the grand guesthouses, and its extensive gardens must have needed much maintenance.
(Blue Mountains Historical Society)



NAME	ADDRESS	TOWN	FIRST & LAST REF	OTHER USES	PROPRIETORS	OTHER NAMES	
Royal Hotel		Mount Victoria	1868	1943	Grammar School, Convalescent Home	W. Orbell, W. Pallen, J.L. Meades, J. Holmes, C. Manning, W. Stokes, N. Delaney, H. Wallace, W. Milne, H. Delaney, H. Matthews, A. Stewart, W. Lees	Mount Victoria Hotel, Victoria and Albert, Nevada Guesthouse
Royal Hotel	Bathurst Road	Springwood	1881		Remodelled over the years	T. Boland, D. McNeil, E. Maidment, J. Gascoine, C. Simonsen, H. Hughes, W. Dyer, R. Lumsden, H. Tate (1950s)***	Tate's Royal Hotel
Royal The	G.W. Highway	Katoomba	1921	1943	Katoomba College. Council Chambers. D. 1960 for new Council Headquarters	W.H. Hobbs, M.H. Hill & Leo Shultz	The Priory, The Palace, Katoomba Coffee Palace
Rubyston	132 Lurline Street	Katoomba	1927	1930	Flats. Lurline Cottage Tearooms. (Rubystone name to 136 Lurline Street)	Mrs M. Harris	Pinecourt
Rubystone	134 Lurline Street	Katoomba	1932	1960	Derryvale remodelled/renamed. B 1964 Now townhouses on site	Mrs M. Harris, Mrs Swanson, Mrs C. Stubbs	Derryvale
Rushworth	31 Lurline Street	Katoomba	1911	1911	Renamed Mount View 1912	Mrs Boulton	Mount View, The Cecil
San Francisco	Cascade Street	Katoomba	1924	1925		Mrs Robertson	
San Remo	Katoomba Street	Katoomba	1934	1935	Canberra Flats D. 1955 for Rural Bank premises		Aircourt, Springhill, Craigielea
Sandringham	67 Lurline Street	Katoomba	c. 1920	1955	D. 1950s for St. Judes Flats	Miss Corkhill, Mrs Minto, Misses Dawson, L. Meek, Mrs Munson, Mr/Mrs Cirulis	Sans Souci, The Alston
Sans Souci	67 Lurline Street	Katoomba	1907	c. 1917	Renamed Alston after new Sans Souci built	Mr/Mrs Lavery, Mrs Rumble	The Alston, Sandringham
Sans Souci	Lovel Street	Katoomba	1915	1958	Name from 67 Lurline St, Wartime Hostel, 1958 nursing home renamed Anita Villa 1995	Mrs H. Graham, Mrs Sedman	Mrs Rumble, Mr/Mrs Kramer
Savoy, The	264 Katoomba Street	Katoomba	1931	1942	Name from 5 Merriwa Street		
Scotch Thistle	G.W. Highway	Blackheath	1831	c. 1870	Closed during 1870s	A. Gardiner, J. Gordon, H. Wilson, G. Bloodsworth, W. Readford, E. Lang, W. Tanner, S. Dunn, G. Adams	Hydra, Astoria, Gardiner's Inn
Seaton	Merrima Street	Katoomba	1921	1924		Mrs W. Gittens	
Shaftsbury House		Katoomba	1902	1902		Mrs Thompson	
Shanklin		Blackheath	1908	1908		Miss Bradley	
Shepherds and Flock Inn		Pulpit Hill	1835	1868	D. after Railway constructed 1868	A. Murray, T. Hunter, J. Harris, T. James, W. Heard, W. Boulton	Blind Paddy's
Shepton	277 Katoomba Street	Katoomba	1934	1935	Home of Hammon family	Mrs Halls	
Shipley		Leura	1905	1908		Mrs Burrill	

CHIEF HEALTH & BUILDING REPORTFile No. 12/2/8/63.Proposed Conversion of Astor House - Assessment W8069,
Part Lot 7, D.P. 2226, No. 65, Lurline Street, Katoomba.Owner: D. Laverty.

The following letter has been received from Mr. Laverty:-

"I, the undersigned, Darley Laverty, owner of 65 Lurline Street known as 'Astor House' wish to apply for permission to convert the above building into two self contained flats. This being a two storey cavity brick and in excellent condition and with separate access to each storey comprising Upper Storey - 8 rooms, bathroom, toilet, and Ground Floor - 7 rooms, kitchen, bathroom, toilet, lends itself to conversion into two flats by turning one of the rooms immediately above the existing kitchen into a second kitchen.

The distance from the North side boundary is 2feet while the neighbouring cottage is 10 feet away. The south side being 4 feet from the boundary.

Seeing that the prospective purchaser Mrs. H. Jernakoff will only buy subject to you granting my application also the difficulty in my disposing of the property otherwise, I hope that you will consider my application favourably as I am getting older and find the burden of the rates for my two properties unbearable."

Comment: The normal requirements formerly applying under the Regulations of Flats Act to the conversion of existing buildings requires a minimum of 3ft. and an aggregate of 9ft. from both side boundaries.

This subsection was deleted in the 1961 amendment and Council may now grant approval if it is satisfied that the premises will have adequate natural light and air in all habitable rooms.

The above premises are provided with adequate natural light and air and are in quite good condition.

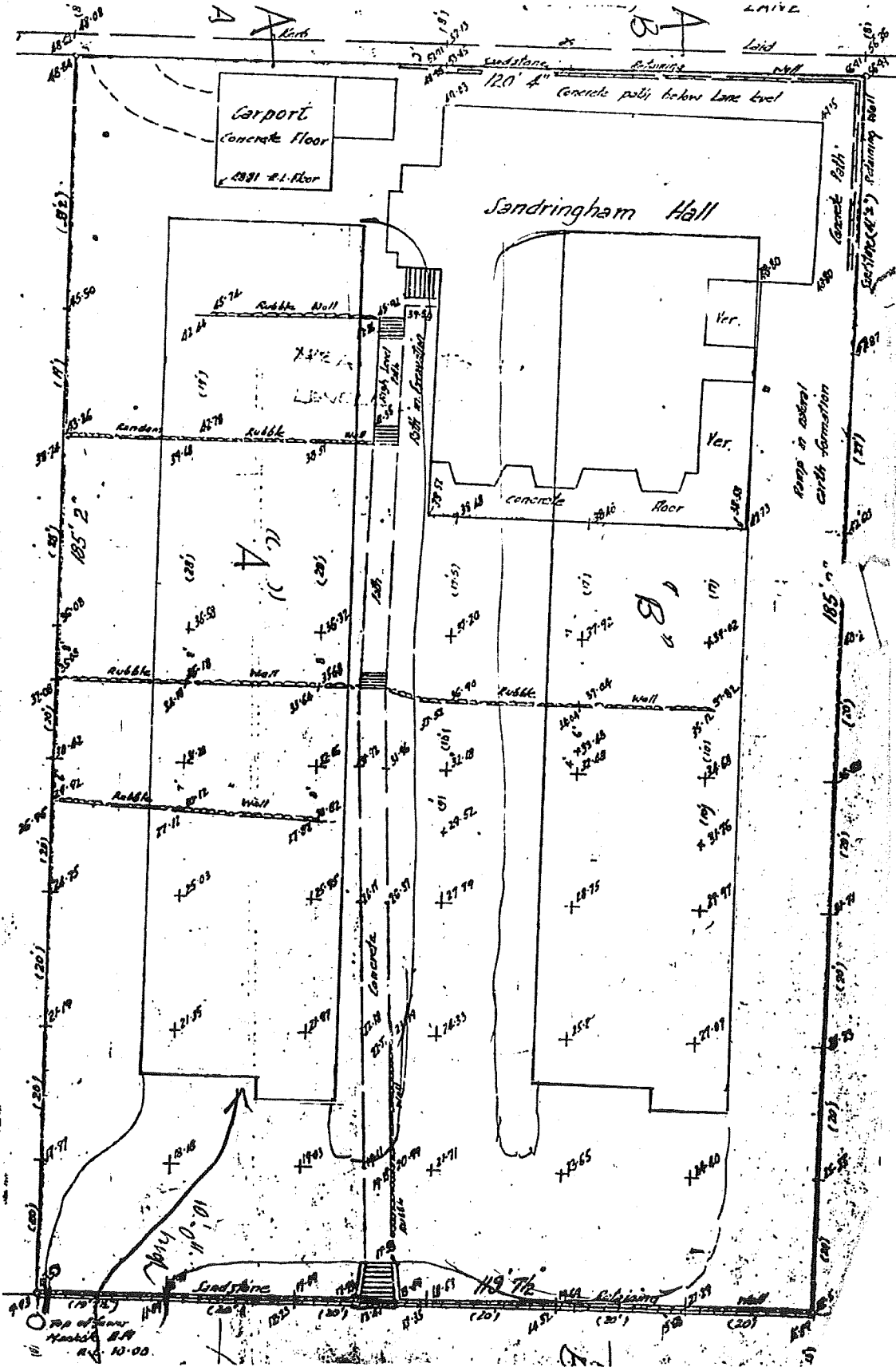
It is recommended that Mr. Laverty be advised that approval for the conversion of the premises into two flats could be granted subject to:-

- (1) Receipt of satisfactory plans and specifications and building application,
- (2) Provision of acceptable sound proofing treatment to first floor,
- (3) Staff quarters at rear to be converted into a garage, and
- (4) Provision of separate connection to Council's sewer main.

MINUTE NO. 852.

RESOLVED on the motion of Aldermen Bracey and Dooley that the recommendation made by the Chief Health & Building Inspector be adopted.

COUNCIL



EVIDENCE (REPRODUCTIONS) ACT, 1967.

I, Ronald Fennell, Town Clerk of the City of Blue Mountains being an approved person for the purpose of section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY that this transparency is made as a permanent record of documents, condition of which varies from good to poor and may be original or copy, in my custody or control and are filmed in normal course of business.

DATED this 8th day of Dec 1967, 1967

[Signature] TOWN CLERK.

BRAND 1791

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